



**Lewiston City Council
REGULAR MEETING AGENDA
February 10, 2025 - 6:00 PM
Lewiston City Library – Second Floor Event Space – 411 D Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston's website at cityoflewiston.org.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS COMMENTS

This is an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the Mayor. In consideration of others wishing to speak, please limit your remarks to three minutes.

IV. PUBLIC HEARINGS AND RELATED ACTION ITEMS

- A. PUBLIC HEARING FOR ZA-05-2024:** Accepting testimony on Zoning Code Amendment ZA-05-2024 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 (Assistant Planner Hollingshead)
- B. FIRST READING OF ORDINANCE 4939:** Amending Lewiston City Code Sections 37-93.F and 37-145 related to off-street parking requirements and allowances in the Form and Impact Based (FIB) Zone; amending Lewiston City Code Section 37-149 relating to the minimum and maximum parking requirements based on land use - Action Item (Assistant Planner Hollingshead)
- C. PUBLIC HEARING FOR ZA-04-2024:** Accepting testimony on Zoning Code Amendment ZA-04-24 which proposes amendments to Lewiston City Code Section 37-33, relating to standards for small lot development or zero lot line development - Action Item (Assistant Planner Hollingshead)
- D. FIRST READING OF ORDINANCE 4935:** Amending Lewiston City Code Section 37-33 relating to design standards applicable to small lot and zero lot line small lot developments - Action Item (Assistant Planner Hollingshead)

V. CONSENT AGENDA

All items on the Consent Agenda are considered routine by the Council and will be enacted by one motion. There will be no separate discussion on these issues unless a councilor so requests, in which case the item will be removed from the Consent Agenda and considered on the Active Agenda under "Items Moved from the Consent Agenda".

- A. **CITY COUNCIL MINUTES:** Considering approval of the 1/27/2025 Regular and 2/3/2025 Work Session meeting minutes - Action Item
- B. **ADVISORY BOARD AND COMMISSION MINUTES:** Accepting the minutes of the 1/8/2025 Planning and Zoning Commission meeting - Action Item
- C. **VOUCHER'S PAYABLE:** Considering approval of the Voucher's Payable dated 1/10/2025 - 1/23/2025 in the amount of \$1,458,313.93 - Action Item
- D. **CANYON CREST WEST ADDITION, PHASE 1A-NORTH FINAL PLAT:** Considering approval of the Canyon Crest West Addition, Phase 1A-North final plat and associated Reasoned Statement of Relevant Criteria and Standards, which proposes to subdivide approximately 7.69 acres of undeveloped property located along the west side of 18th Street, and south of the existing The Estates at Canyon Crest Phase 2 subdivision, into 30 lots - Action Item

VI. ACTIVE AGENDA

- A. **ADVISORY BOARD AND COMMISSION APPOINTMENTS:** Action Item
 - 1. **CODE BOARD OF APPEALS:** Considering the appointment of Michell Radamaker and Kevin Messick to a three (3) year term - Action Item
 - 2. **CEMETERY AND URBAN FORESTRY ADVISORY COMMISSION:** Considering the appointment of Shirley Phillips to a three (3) year term - Action Item
- B. **RESOLUTION 2025-3:** Considering authorizing the destruction of certain Human Resources Department records - Action Item (Human Resources Director Province)
- C. **RATIFICATION OF THE DECISION ON RECONSIDERATION OF ZNC24-4 AND REINTRODUCTION OF ORDINANCE 4932:** Ratifying and reapproving the Decision on Reconsideration of ZNC24-4 and reintroducing Ordinance 4932 - Action Item (City Planner Plaskon)
 - 1. **DECISION ON RECONSIDERATION OF ZNC24-4:** Considering approval of the Decision on Reconsideration of ZNC24-4 - Action Item
 - 2. **FIRST READING OF ORDINANCE 4932:** Considering implementing the City Council's decision in ZNC24-4, declaring that certain real property be removed from the Community Commercial (C-3) Zone to the Medium Density Residential (R-3) Zone and amending the official zoning map of the City of Lewiston - Action Item
- D. **ORDINANCES**
 - 1. **SECOND AND THIRD READINGS**
 - a. **ORDINANCE 4938:** Considering amending Lewiston City Code Section 35-81(1) relating to the service of a parking violation notice - Action Item (Community Development Director Grow)
 - 2. **ADOPTION AND APPROVAL OF ORDINANCE SUMMARIES**

a. **ORDINANCE 4938:** Action Item

VII. ITEMS MOVED FROM THE CONSENT AGENDA - Action Item

VIII. UNFINISHED AND NEW BUSINESS

A. **CITY COUNCILOR COMMENTS:** Comments shall not be related to an item currently before the City Council or an item that may come before the City Council in the foreseeable future, and shall be limited to comments, not discussion.

B. **CITY BOARDS AND COMMISSIONS LIAISON UPDATES**

C. **MAYOR COMMENTS**

D. **AGENDA TOPICS:** Action Item

IX. 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 COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE PUBLIC HEARING FOR ZA-05-2024	AGENDA NO. IV. A. AGENDA DATE: February 10, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) The Comprehensive Plan Work Plan Committee discussed amending sections of Chapter 37 related to required off-street parking at their November 5, 2024 meeting. The Committee then recommended to the Planning and Zoning Commission such proposed changes and the Planning and Zoning Commission voted 6-0 to initiate a zoning code amendment at their December 11, 2024 meeting. A public hearing was held at the January 8, 2025 Planning and Zoning Commission meeting with the Commission unanimously recommending approval of Zoning Code Amendment ZA-05-24 to City Council.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None.	
ACTION PROPOSED The Planning and Zoning Commission recommends to City Council approval of Zoning Code Amendment ZA-05-24 via Ordinance 4939.	

LEWISTON CITY COUNCIL
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lewiston will hold a public hearing on **Monday February 10, 2025 at 6:00 p.m. in the Second Floor Event Space at the Lewiston City Library, 411 D Street, Lewiston, Idaho.** The purpose of the hearing is to receive testimony and comments regarding **Zoning Code amendment, ZA-05-24: Amendments to reduce the minimum number of parking spaces required and to establish a maximum number of parking spaces allowed for existing and new developments.** These amendments were recommended by the Planning and Zoning Commission on January 08, 2025 for City Council approval.

Submission of Written Comments: To ensure that written comments can be forwarded to the City Council and relevant staff prior to the hearing, please submit comments no later than **5:00 p.m. on Sunday February 09, 2025.** Written comments can be submitted by:

- Emailing City Clerk Tanya Brocke at tbrocke@cityoflewiston.org
- Mailing to: City Clerk's Office, PO Box 617, Lewiston, ID 83501

Testimony for public hearings may also be given in-person at the meeting.

For further information on the subject of the hearing, please contact Katie Hollingshead at khollingshead@cityoflewiston.org or (208) 746-1318, ext 7261.

All citizens are invited to attend the public hearing on **ZA-05-24 on Monday February 10, 2025 at 6:00 p.m. in the Second Floor Event Space at the Lewiston City Library, 411 D Street, Lewiston, Idaho.**

Dated this January 26, 2025.

Tanya M. Brocke
City Clerk

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.

IV. **ACTIVE AGENDA**

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

Commissioners Anderson and Branson moved and seconded, respectively, approval of the December 11, 2024 meeting minutes. The motion carried 7-0.

B. **PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-05-24 (ACTION ITEM):**

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

Staff Hollingshead provided a verbal summary of the amendments to ZA-05-24

There being no further questions for staff, Chair Iacoboni asked for public testimony.

Nathaniel Tucker, 326 Main St. Lewiston Idaho stated that for the past 18 years there has been a problem with businesses not wanting college students to park in front of their downtown business, which is fair. But this makes it so the people who live downtown not able to park in front of their homes. For ladies, like my wife, this becomes a safety problem because of various factors. He would like to start the conversation to allow for people who live downtown a variance to be able to park in front of their apartment.

Staff Tengono stated the parking code was being reviewed because there are several resolutions and the City needs to make sure those resolutions do not contradict each other.

Chair Iacoboni recommended Mr. Tucker to contact Staff, City Council and the Mayor after the meeting to discuss this issue and moving forward with it.

Mr. Tucker mentioned that there are passes for parking in municipal lots such as the Library and asked if a similar pass could be created to be able to park on the street.

There being no further testimony, Chair Iacoboni closed the public hearing.

After deliberation Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-05-24 to the City Council. Motion passed 7-0.

C. **PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-04-24.**

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.



November 05, 2024

The Lewiston Comprehensive Plan Work Plan Development Committee met in the Bell Building First Floor Conference Room at 215 "D" Street. Chair Iacoboni called the meeting to order at 12:02 p.m.

I. CALL TO ORDER

COMMITTEE MEMBERS PRESENT: Mayor Dan Johnson, Kathy Schroeder (City Council), Gabe Iacoboni (Planning & Zoning Commission), Maureen Anderson (Planning & Zoning Commission),

COMMITTEE MEMBERS EXCUSED: Emily Wolf (Planning & Zoning Commission),

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

II. DISCUSSION ABOUT POTENTIAL ZONING CODE AMENDMENTS TO REDUCE OR ELIMINATE MINIMUM OFF-STREET PARKING REQUIREMENTS

Planner Plaskon reviewed the goals of reviewing the parking requirements such as reducing developer costs, improve stormwater mitigation, etc. Planner Plaskon reviewed the proposed changes he had come up with which would reduce the amount of required parking by 50% and create a standard for the maximum amount of parking that could be installed. Planner Plaskon suggested that the maximum amount of parking allowed be 100% of what the current minimum allowance is. The Committee agreed with that.

The Committee discussed other jurisdictions that have eliminated parking requirements all together and what kind of density and transit systems would be needed for that to make sense in Lewiston. The Committee also discussed landscape requirements for parking lots and whether changes should be considered at this time. The Committee asked Planner Plaskon to solicit a member of the Urban Forestry and Cemetery Commission, as well as a landscape architect and a landscape contractor to come to a future Committee meeting to further discuss the landscaping requirements and possible amendments.

III. NEXT STEP(S)

Planner Plaskon stated that staff will bring the proposed parking code amendment to the Planning and Zoning Commission at the December 11, 2024 meeting for initiation.

IV. ADJOURNMENT

There being no further business, Chair Iacoboni adjourned the meeting at 12:53 p.m.



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE FIRST READING OF ORDINANCE 4939	AGENDA NO. IV. B. AGENDA DATE: February 10, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) The Comprehensive Plan Work Plan Committee discussed amending sections of Chapter 37 related to required off-street parking at their November 5, 2024 meeting. The Committee then recommended to the Planning and Zoning Commission such proposed changes and the Planning and Zoning Commission voted 6-0 to initiate a zoning code amendment at their December 11, 2024 meeting. A public hearing was held at the January 8, 2025 Planning and Zoning Commission meeting with the Commission unanimously recommending approval of Zoning Code Amendment ZA-05-24 to City Council.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None	
ACTION PROPOSED The Planning and Zoning Commission recommends to City Council approval of Zoning Code Amendment ZA-05-24 via Ordinance 4939.	

CITY ORDINANCE NO. 4939

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTIONS 37-93.F AND 37-145 RELATED TO OFF-STREET PARKING REQUIREMENTS AND ALLOWANCES IN THE FORM AND IMPACT BASED (FIB) ZONE; AMENDING LEWISTON CITY CODE SECTION 37-149 RELATING TO THE MINIMUM AND MAXIMUM PARKING REQUIREMENTS BASED ON LAND USE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: Lewiston City Code § 37-93.F is hereby amended as follows:

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 (1/2) 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 coverage is off-street parking provided for public use.~~

...

SECTION 2: Lewiston City Code § 37-145 is hereby amended as follows:

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

...

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:

...

SECTION 3: Lewiston City Code § 37-149 is hereby amended as follows:

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, in accordance with section 37-123.1, except that there shall be no maximum off-street parking limit for a single family dwelling:

...

SECTION 4: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this _____ day of _____, 2025.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

Small Lot Development

Lewiston City Code Section 37-33

Small lot development was introduced into Lewiston City Code via Ordinance 4433 on January 9, 2006. Small lot Development is allowed by right in the R3, Medium Density Residential Zone and the R4, Higher Density Residential Zone and by Conditional Use Permit in the R2, Low Density Residential Zone and the R2A, Low Density Residential Zone. Section 37-33 stated the following requirements.

1. Lot size

- a. for a single family dwelling, the minimum lot area shall be four thousand (4000) square feet
- b. for a two family dwelling, the minimum lot area shall be six thousand five hundred (6500) square feet
- c. lot width shall be a minimum of forty (40) feet for interior and forty five (45) feet for corner lots
- d. lot depth shall be a minimum of eighty (80) feet

2. Yards

- a. 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
- b. a side yard shall be
 - 1. zero (0) feet when adjacent to a primary building constructed on the property line; or
 - 2. five (5) feet or more, except on corner lots the side yard on the street side shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater
- c. a rear yard shall be a minimum of twenty (20) feet except when one side yard is at least twenty (20) feet, the rear yard may be reduced to ten (10) feet.

3. In small lot development, buildings shall not cover more than sixty percent (60%) of the lot

4. Standards

- a. One detached garage of four hundred forty (440) square feet is allowed when provided with vehicle access from an improved right-of-way and a garage is not attached to the primary residence. No other accessory buildings are allowed.
- b. 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.
- c. The parcel, prior to being developed with a small lot development project, must have one hundred and sixty (160) continuous feet of frontage on a fifty (50) foot or wider right-of-way.
- d. Each small lot development must create a minimum of four (4) contiguous lots.

Small lot development code was amended by Ordinance 4838 in December of 2021. These amendments changed the minimum lot dimensions to be more flexible, added clarity to zero lot line construction, increased the maximum size of a detached storage building and allowed for additional smaller “sheds”, and added six (6) design standards to create desirable residential areas that allow for flexibility of development while still being compatible in design and scale with established housing. Both the Planning & Zoning Commission and the City Council held public hearings on the amendments and zero public comment was provided.

The intent was to give developers the flexibility to not have to use the Planned Unit Development process (with public hearings) to achieve smaller lot sizes or reductions in other development standards. Having Design Standards also provided certainty to neighboring property owners about the limits of what is allowed.

Small Lot Development is only achieved through the subdivision process, which does not require a public hearing. The lot size standards are smaller than what is allowed in the R1, R2, R2A, R3 or R4 zoning districts.

Other jurisdictions with Small Lot Development identified in zoning code:

- Boise
- McCall

Both require design standards and are reviewed by either a Design Committee or City Staff

Jurisdictions that do not have Small Lot Development identified in zoning code but do require design guidelines (with a separate review by either a Design Committee or City Staff):

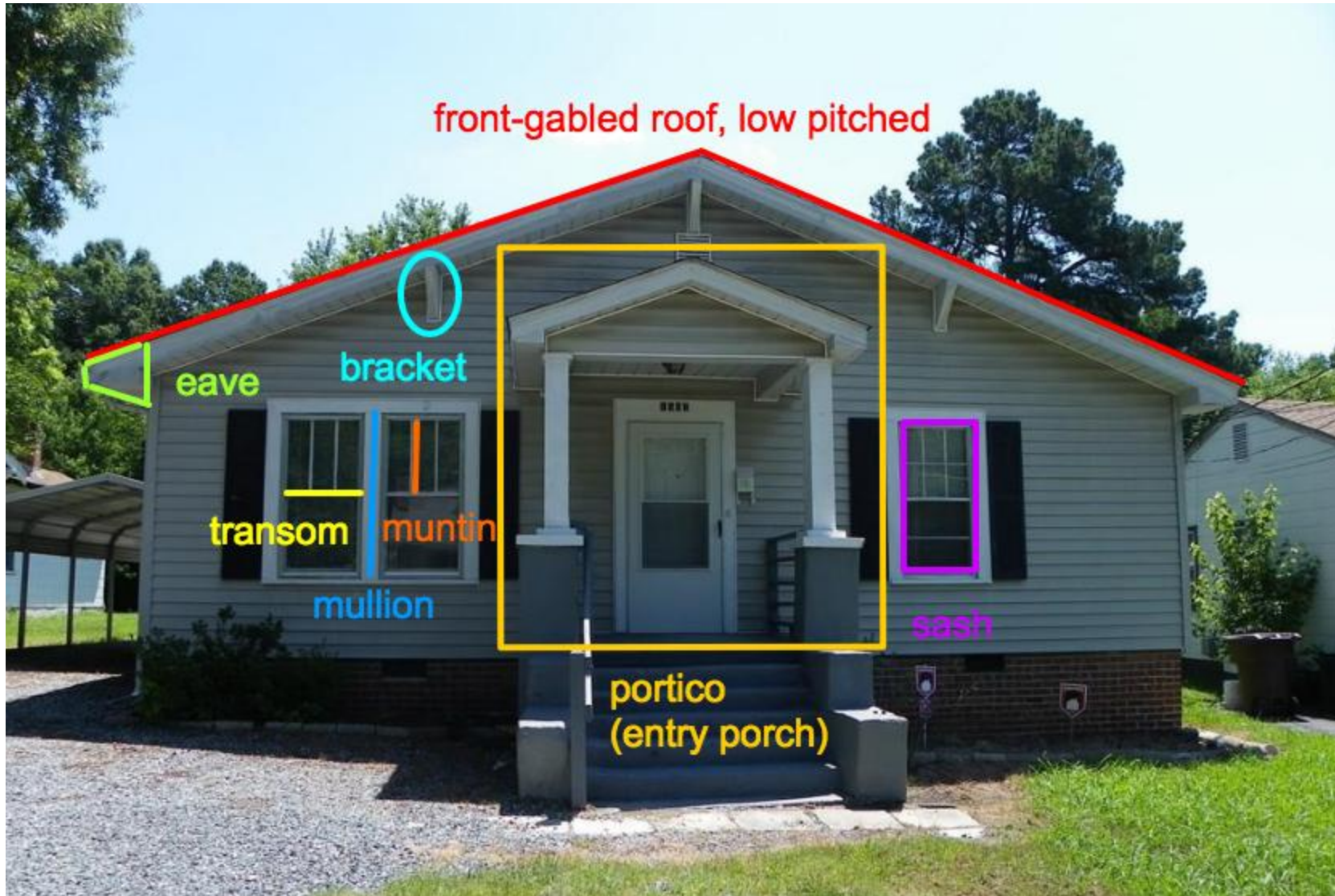
- Sandpoint (all residential new construction has design guidelines)
- Post Falls (twin home or duplex, townhomes, tiny homes and cottage home new construction)
- Coeur d' Alene (design review for certain residential zones and overlay zones)
- Eagle (design review in 4 overlay zones)
- Ketchum (detached or 4 or more attached townhomes require design review)
- Pocatello (design standards for garages and landscape for new single family construction)

Lewiston has Design Guidelines in the West End Historic District, Normal Hill Heritage Overlay Zone, Bryden Canyon Special Planning Area A Zone, and Form and Impact Based Zoning Districts.

- City Council initiated a code amendment on October 28, 2024, after hearing from a local developer, regarding the design guidelines.
- The Planning and Zoning Commission held meetings on November 11, 2024 and December 13, 2024 and discussed proposed changes presented by staff and by the local developer.
- The Planning and Zoning Commission further amended a proposal by staff and created a shopping list of ten (10) design items that a developer could choose five (5) from.
- This amendment proposal was reviewed at a public hearing on January 8, 2025 and received testimony against the amendment from the local developer.
- This is a change from the current requirement of six (6) required design standards, to a choice of five (5) design standards from a list of ten (10) options.

1. 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 façade:
 - a. color change
 - b. texture change
 - c. building material change; or
 - d. incorporation of a wall plane projection or recession with the plan 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.
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 building articulation elements as part of the street facing façade; cornices, overhangs, bay windows, balconies, or other similar architectural features.
3. House facades fronting a street right-of-way shall not have an attached garage that exceeds seventy (70) percent of the width of the façade.
4. For a home with an attached garage, the garage wall with the garage door shall be recessed or extended at least 4 feet from the adjoining habitable space wall of the home, unless the garage is accessed from the rear.
5. All roofs shall be hip, gable, or mansard roof with a minimum four-to-twelve (4:12) pitch with twelve (12) inch minimum eaves. Any mansard roof, shall incorporate dormers equal to at least twenty-five (25) percent of the façade 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.
8. Trees. Each lot shall have a minimum of one (1) tree planted by the developer with automatic irrigation in the front yard.
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



Dormers



Porches & Porticos



full facade porch



partial porch

Not a small lot
development lot.

Attached home built in
2022. Total lot width is
70 feet (35 to each side).
Total building width is 60
feet (30 to each side).
Garage face is 20' 5 5/8"
or 68.22% of the façade.
This home has its front
entrances on the sides
of the home.





CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE PUBLIC HEARING FOR ZA-04-2024	AGENDA NO. IV. C. AGENDA DATE: February 10, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) On October 28, 2024, the City Council heard a request from Dan Yonge to amend Lewiston City Code Section 37-33 relating to design standards applicable to small lot and zero lot line small lot developments, the Council initiated a zoning code amendment. The Planning and Zoning Commission reviewed proposed amendments from both staff and Dan Yonge at their November 13, 2024 meeting and directed staff to make additional amendments to remove design elements that are not structural in nature and to add additional requirements to create a list of ten (10) elements that a developer could chose five (5) from when designing a small lot development subdivision. The Commission again reviewed the proposed amendments at their December 11, 2024 meeting and discussed their desire to be supportive of the building community but also provide mitigation for the increased density and decreased lot sizes that are allowed with small lot development subdivisions. The Commission held a public hearing on January 8, 2025 on the proposed amendments. The Commission heard public testimony against the amendments from Dan Yonge. The Commission recommended approval of the proposed amends under Zoning Code Amendment ZA-04-24 with a 5-2 vote.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None.	
ACTION PROPOSED The Planning and Zoning Commission recommends approval of Zoning Code Amendment ZA-04-24 via Ordinance 4935.	

LEWISTON CITY COUNCIL
NOTICE OF PUBLIC HEARING

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Submission of Written Comments: To ensure that written comments can be forwarded to the City Council and relevant staff prior to the hearing, please submit comments no later than **5:00 p.m. on Sunday February 09, 2025.** Written comments can be submitted by:

- Emailing City Clerk Tanya Brocke at tbrocke@cityoflewiston.org
- Mailing to: City Clerk's Office, PO Box 617, Lewiston, ID 83501

Testimony for public hearings may also be given in-person at the meeting.

For further information on the subject of the hearing, please contact Katie Hollingshead at khollingshead@cityoflewiston.org or (208) 746-1318, ext 7261.

All citizens are invited to attend the public hearing on **ZA-04-24 on Monday February 10, 2025 at 6:00 p.m. in the Second Floor Event Space at the Lewiston City Library, 411 D Street, Lewiston, Idaho.**

Dated this January 26, 2025.

Tanya M. Brocke
City Clerk

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.

IV. ACTIVE AGENDA

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

Commissioners Anderson and Branson moved and seconded, respectively, approval of the December 11, 2024 meeting minutes. The motion carried 7-0.

B. PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-05-24 (ACTION ITEM):

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

Staff Hollingshead provided a verbal summary of the amendments to ZA-05-24

There being no further questions for staff, Chair Iacoboni asked for public testimony.

Nathaniel Tucker, 326 Main St. Lewiston Idaho stated that for the past 18 years there has been a problem with businesses not wanting college students to park in front of their downtown business, which is fair. But this makes it so the people who live downtown not able to park in front of their homes. For ladies, like my wife, this becomes a safety problem because of various factors. He would like to start the conversation to allow for people who live downtown a variance to be able to park in front of their apartment.

Staff Tengono stated the parking code was being reviewed because there are several resolutions and the City needs to make sure those resolutions do not contradict each other.

Chair Iacoboni recommended Mr. Tucker to contact Staff, City Council and the Mayor after the meeting to discuss this issue and moving forward with it.

Mr. Tucker mentioned that there are passes for parking in municipal lots such as the Library and asked if a similar pass could be created to be able to park on the street.

There being no further testimony, Chair Iacoboni closed the public hearing.

After deliberation Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-05-24 to the City Council. Motion passed 7-0.

C. PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-04-24.

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

Staff Hollingshead provided a verbal summary of the amendments to ZA-04-24 and handed out the photo provided by Citizen Dan Yonge. See attached.

There being no further questions for staff, Chair Iacoboni asked for public testimony.

Dan Yonge, Lewiston Id stated he started this code change process back in September due to a building permit being denied by Zoning. He does not agree with the current code for the small lot development code nor the new recommended small lot development code. The new code will not fix problems, but make is harder to developers to build and City Staff to enforce. Mr. Yonge verbally stated the changes he would like to see instead of the proposed code changes by City Staff. The consumer is going to be the one taking the hit due to the builder having to meet the 5 of 10 in the code and it costing the builder more.

There being no further testimony, Chair Iacoboni closed the public hearing.

After deliberation Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-04-24 to the City Council. Motion passed 5-2.

V. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for January 22, 2025 meeting.

All current commissioners present plan to be in attendance for the January 22, 2025 meeting besides commissioners Branson and Wolf will not be in attendance. Commissioner Branson will not be able to attend the February 12th meeting either.

VI. ADJOURN

There being no further business, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 7-0 and the Planning and Zoning Commission adjourned at approximately 6:51 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

PLANNING AND ZONING COMMISSION MINUTES

January 08, 2025

Page 3

Approved this 22 day of January, 2025.

Below Document was handed out during public comment at section C.



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.

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.

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.

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)

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.

Handed out by Dan Yonge to Commission members
a 11/13/24 meeting

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.

Photos Provided by Dan Yange @ 11/13/24 Planning & Zoning Meeting



Photo provided by Dan Yorage @ 11/13/24 Planning and Zoning meeting



Photo provided by Dan Yange @ 11/13/24 Planning & Zoning meeting



Photo provided by Dan Yonge @ 11/13/24 Planning & Zoning meeting



Photo provided by Dan Yonge @ 11/13/24 Planning and Zoning meeting.



Photo provided by Dan Yonge @ 11/13/24 Planning & Zoning meeting



October 28, 2024

T HE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Regular Meeting at the Lewiston Library Second Floor Activity Room at 411 D Street. Council President Kleeburg called the meeting to order at 6:00 PM.

I. CALL TO ORDER

COUNCILORS PRESENT: Council President Kleeburg; Councilor Forsmann; Councilor Klein; Councilor Schroeder; Councilor Spickelmire (Zoom).

COUNCILORS EXCUSED: Mayor Johnson; Councilor Liedkie.

II. PLEDGE OF ALLEGIANCE

Council President Kleeburg led the Pledge of Allegiance.

III. CITIZENS COMMENTS

Dan Yonge, a resident of Lewiston, spoke in support of a zoning amendment related to small lot subdivisions.

Mark Steiner, a resident of Lewiston, also spoke in support of a zoning amendment related to small lot subdivisions.

IV. PRESENTATIONS

- A. MONTHLY FINANCIAL REPORT:** Financial report for the twelve (12) months ended September 30, 2024, in accordance with Idaho Code § 50-208 - Oral Report (Finance Director Gordon)

Finance Director Gordon provided an oral report on the September 30, 2024 financial report.

V. PUBLIC HEARINGS AND RELATED ACTION ITEMS

- A. PUBLIC HEARING: ANX24-2, CPA24-3 & ZNC24-3:** Accepting testimony on a request to remove a parcel of land located at 1125/1127 Warner Avenue from the Lewiston Area of City Impact and annexed into the Lewiston city limits and that it be assigned a Comprehensive Plan Land Use Designation of Neighborhood Commercial and placed in the Community Commercial, C3, Zoning District and amending the Lewiston Area of City Impact map accordingly - Action Item (Assistant Planner Hollingshead)

Lewiston City Council
Regular Meeting Minutes
October 28, 2024 – 6:00 p.m. – Page 1 of 7

considered routine by the Council and will be enacted by one motion. There will be no separate discussion on these issues unless a Councilor so requests, in which case the item will be removed from the Consent Agenda and considered on the Active Agenda under "Items Moved from the Consent Agenda".

Councilor Schroeder and Council President Kleeburg moved and seconded, respectively, to approve the Consent Agenda. ROLL CALL VOTE: VOTING AYE: Kleeburg; Schroeder; Forsmann; Klein; Spickelmire. VOTING NAY: None. EXCUSED: Liedkie.

- A. **CITY COUNCIL MINUTES:** Considering approval of the minutes of the following meetings: 10/07/2024 Work Session; and 10/14/2024 Regular - Action Item
- B. **ADVISORY BOARD AND COMMISSION MINUTES:** Accepting the minutes of the following Advisory Board and Commission meetings: 9/25/2024 Planning and Zoning Commission; 8/15/2024 and 9/18/2024 Library Board of Trustees; 9/5/2024 Historic Preservation Commission; and 9/10/2024 Urban Renewal Agency - Action Item
- C. **VOUCHER'S PAYABLE:** Considering approval of the Voucher's Payable dated 10/4/2024 - 10/18/2024 in the amount of \$2,750,480.56 - Action Item

VII. ACTIVE AGENDA

- A. **ZONING CODE AMENDMENT:** Considering a request to initiate a zoning amendment to Lewiston City Code Section 37-33, Small lot development or zero lot line development pursuant to Lewiston City Code Section 37-178 - Action Item (Assistant Planner Hollingshead)

Councilors Forsmann and Schroeder moved and seconded, respectively, to initiate Zoning Code amendment to Lewiston City Code Section 37-33 related to small lot development or zero lot line development. The motion passed 5-0.

- B. **IFB-24-026 PIONEER PARK RESILIENCY PROJECT PLAYGROUND EQUIPMENT PURCHASE:** Considering accepting the quote submitted by Northwest Playground Equipment, Inc., under the NPPGov contract #PS21045, in the total amount of \$206,241.97, and authorizing staff to move forward with the purchase - Action Item (Community Development Director Grow)

Councilor Schroeder and Council President Kleeburg moved and seconded, respectively, to accept the IFB-24-026 quote submitted by Northwest Playgournd Equipment, Inc., under the NPPGov contract #PS21045, in the amount of \$206,241.97, and authorize the staff to move



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE FIRST READING OF ORDINANCE 4935	AGENDA NO. IV. D. AGENDA DATE: February 10, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) On October 28, 2024, the City Council heard a request from Dan Yonge to amend Lewiston City Code Section 37-33 relating to design standards applicable to small lot and zero lot line small lot developments, the Council initiated a zoning code amendment. The Planning and Zoning Commission reviewed proposed amendments from both staff and Dan Yonge at their November 13, 2024 meeting and directed staff to make additional amendments to remove design elements that are not structural in nature and to add additional requirements to create a list of ten (10) elements that a developer could chose five (5) from when designing a small lot development subdivision. The Commission again reviewed the proposed amendments at their December 11, 2024 meeting and discussed their desire to be supportive of the building community but also provide mitigation for the increased density and decreased lot sizes that are allowed with small lot development subdivisions. The Commission held a public hearing on January 8, 2025 on the proposed amendments. The Commission heard public testimony against the amendments from Dan Yonge. The Commission recommended approval of the proposed amends under Zoning Code Amendment ZA-04-24 with a 5-2 vote.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None	
ACTION PROPOSED The Planning and Zoning Commission recommends approval of ZA-04-2024 via Ordinance 4935.	

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 facade; such as cornices, brackets, overhangs, shutters, and bay windows, boxes, as part of the street-facing facade 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

January 27, 2025

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Regular Meeting in the Lewiston Library Second Floor Activity Room at 411 D Street. Mayor Johnson called the meeting to order at 6:00 PM.

I. CALL TO ORDER

COUNCILORS PRESENT: Mayor Johnson; Council President Kleeburg; Councilor Forsmann; Councilor Klein; Councilor Schroeder; Councilor Spickelmire; Councilor Wright.

II. PLEDGE OF ALLEGIANCE

Mayor Johnson led the Pledge of Allegiance.

III. CITIZENS COMMENTS

No members of the public were in attendance.

IV. PRESENTATIONS

A. INTERNATIONAL HOLOCAUST REMEMBRANCE DAY

PROCLAMATION: Proclaiming January 27, 2025 as International Holocaust Remembrance Day (Mayor Johnson)

B. NOVEMBER FINANCIAL REPORT: Financial report for the month ended November 30, 2024, in accordance with Idaho Code § 50-208 - No Oral Report (Finance Director Gordon)

C. DECEMBER FINANCIAL REPORT: Financial report for the month ended December 31, 2024, in accordance with Idaho Code § 50-208 - Oral Report (Finance Director Gordon)

Finance Director Gordon provided a summary of the financial report for the three months ended December 31, 2024.

V. CONSENT AGENDA

Mayor Johnson explained that all items on the Consent Agenda are considered routine by the Council and will be enacted by one motion. There will be no separate discussion on these issues unless a Councilor so requests, in which case the item will be removed from the Consent Agenda and considered under "Items Moved from the Consent Agenda".

Lewiston City Council
Regular Meeting Minutes
January 27, 2025 – 6:00 p.m. – Page 1 of 7

Councilor Schroeder moved and Councilor Forsmann seconded, respectively, approval of the Consent Agenda. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.**

- A. **CITY COUNCIL MINUTES:** Considering approval of the minutes of the following meetings: 1/06/2025 Work Session; 1/06/2025 Executive Session; and 1/13/2025 Regular - Action Item
- B. **ADVISORY BOARD AND COMMISSION MINUTES:** Accepting the minutes of the following meetings: 12/12/2024 Urban Renewal Agency; 12/11/2024 Planning and Zoning Commission; 12/05/2024 and 12/19/2024 Historic Preservation Commission; and 12/18/2024 Library Board of Trustees - Action Item
- C. **VOUCHER'S PAYABLE:** Considering approval of the Voucher's Payable dated 12/28/2024 - 1/09/2025 in the amount of \$1,992,311.39 - Action Item
- D. **FINAL PLAT - VALLEY VISTA HEIGHTS, BLOCK 18:** Considering approving the Valley Vista Heights, Block 18 final plat, and associated Reasoned Statement of Relevant Criteria and Standards, which proposes to subdivide approximately 0.71 acres of property located within Stages 2 & 5 of the Valley Vista Planned Unit Development into 2 Lots - Action Item

VI. **ACTIVE AGENDA**

- A. **ADVISORY BOARD AND COMMISSION APPOINTMENTS:** Action Item
 - 1. **HISTORIC PRESERVATION COMMISSION:** Considering the reappointment of Laurinda Riggs to an additional three (3) year term - Action Item

Mayor Johnson moved to approve the reappointment of Laurinda Riggs to a three-year term on the Historic Preservation Commission. Councilor Schroeder seconded, and the motion carried 6-0.
 - 2. **CEMETERY AND URBAN FORESTRY COMMISSION:** Considering the appointment of Elizabeth Goetzinger to a three (3) year term - Action Item

Mayor Johnson moved to approve the appointment of Elizabeth Goetzinger to a three-year term on the Cemetery and Urban Forestry Commission. Councilor Forsmann seconded, and the motion carried 6-0.
 - 3. **PARKS AND RECREATION COMMISSION:** Considering the appointment of Jill Carlson-Balmer to a three (3) year term - Action Item

Mayor Johnson moved to approve the appointment of Jill Carlson-Balmer to a three-year term on the Parks and Recreation Commission. Council

President Kleeburg seconded, and the motion carried 6-0.

- B. COUNCIL LIAISON APPOINTMENTS:** Appointing Councilors to serve as the City's representative to the Association of Idaho Cities and Valley Vision - Action Item (Mayor Johnson)

Mayor Johnson moved to appoint Councilor Klein as a City representative to the Association of Idaho Cities. Councilor Forsmann seconded, and the motion carried 6-0.

Mayor Johnson moved to appoint Councilor Forsmann as the City's representative to Valley Vision. Councilor Schroeder seconded, and the motion carried 6-0.

- C. SECOND AMENDMENT TO COLLECTIVE BARGAINING AGREEMENT - F.O.P. LEWIS-CLARK LODGE #10:** Considering approving the Second Amendment to the Collective Bargaining Agreement between the City of Lewiston and the Fraternal Order of Police Lewis-Clark Lodge #10 and authorizing the Mayor to execute the amendment - Action Item (Human Resources Director Province)

Councilors Forsmann and Schroeder moved and seconded, respectively to approve the Second Amendment to the Collective Bargaining Agreement between the City of Lewiston and the Fraternal Order of Police Lewis-Clark Lodge #10. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.**

- D. DECISION ON RECONSIDERATION OF ZNC24-4:** Considering approval of the Decision on Reconsideration of ZNC24-4 - Action Item (City Planner Plaskon)

Councilors Schroeder and Klein moved and seconded, respectively to approve the Decision on Reconsideration of ZNC24-4 as written. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.**

- E. RESOLUTION 2025-1:** Considering accepting a temporary emergency services access easement from Brian L. Steele and Diana J. Steele to the City of Lewiston - Action Item (Public Works Director Johnson)

Councilor Schroeder and Council President Kleeburg moved and seconded, respectively, to approve Resolution 2025-1. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.**

- F. IFB-25-003 SITE C INTAKE RECONSTRUCTION, PHASE 1:** Considering approving IFB-25-003, Site C Intake Reconstruction, Phase I construction contract between Halme Construction, Inc. and the City of Lewiston in the amount of \$6,700,000 and authorizing the Mayor to sign the contract - Action Item (Public Works Director Johnson)

Councilors Schroeder and Forsmann moved and seconded, respectively, to award IFB-25-003 Site C Intake Reconstruction Phase I construction contract to Halme Construction, Inc. in the amount of \$6,700,000 and authorize the Mayor to execute the contract. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.**

- G. **IFB-25-004 17TH STREET SIDEWALK INFILL 13TH AVENUE TO 15TH AVENUE:** Considering awarding IFB-25-004 17th St Sidewalk Infill; 13th Ave to 15th Ave (TR064) construction contract to LaRiviere, Inc. in the amount of \$325,975.80 and authorizing the Mayor to sign the contract - Action Item (Public Works Director Johnson)

Councilors Schroeder and Wright moved and seconded, respectively, to award IFB-25-004 17th Street Sidewalk Infill; 13th Ave to 15th Ave construction contract to LaRiviere, Inc. in the amount of \$325,975.80 and authorize the Mayor to execute the contract. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.**

- H. **IFB-25-005 COMMUNITY CENTER HVAC REPLACEMENT:** Considering awarding IFB-25-005 Community Center HVAC Replacement to Mangum Construction, LLC for the total amount of \$212,000 and authorizing the Mayor to execute the contract - Action Item (Parks & Recreation Facilities Maintenance Supervisor Warren)

Councilors Schroeder and Forsmann moved and seconded, respectively, to award IFB-25-005 Community Center HVAC Replacement to Mangum Construction, LLC in the amount of \$212,000 and authorize the Mayor to execute the contract. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.**

I. **ORDINANCES**

1. **FIRST READING**

- a. **ORDINANCE 4938:** Considering amending Lewiston City Code Section 35-81(1) relating to the service of a parking violation notice - Action Item (Community Development Director Grow)

Councilors Schroeder and Forsmann moved and seconded, respectively, to approve the first reading of Ordinance 4938. The motion carried 6-0.

ORDINANCE 4938: AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 35-81(1) RELATING TO THE SERVICE OF A PARKING VIOLATION NOTICE; AND PROVIDING

AN EFFECTIVE DATE.

- b. **ORDINANCE 4932:** Considering implementing the City Council's decision in ZNC24-4, declaring that certain real property be removed from the Community Commercial (C-3) Zone to the Medium Density Residential (R-3) Zone and amending the official zoning map of the City of Lewiston - Action Item (City Planner Plaskon)

Council President Kleeburg moved and Councilor Schroeder seconded, respectively, to approve the first reading of Ordinance 4932. The motion carried 6-0.

ORDINANCE 4932: AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZNC24-4, DECLARING THAT CERTAIN REAL PROPERTY BE REMOVED FROM THE COMMUNITY COMMERCIAL (C-3) ZONE TO THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE.

2. **SECOND/THIRD READINGS**

- a. **ORDINANCE 4936:** Considering amending Lewiston City Code Section 37-45 relating to lot size in the R-3 Zone; amending the purpose statement of Lewiston City Code Section 37-50(a); amending Lewiston City Code Section 37-51 relating to uses permitted outright in an R-4 Zone; amending Lewiston City Code Section 37-52 relating to the Conditional Uses Permitted in an R-4 Zone; amending Lewiston City Code Section 37-56 relating to the permitted building height in an R-4 Zone; amending Lewiston City Code Sections 37-57.2(23) and 37-93.2(a)(3) to establish regulation of multifamily residences under Section 37-124.1; and amending Lewiston City Code Section 37-82(7) to permit multifamily residential uses not on the ground floor - Action Item (City Planner Plaskon)

Councilors Spickelmire and Schroeder moved and seconded, respectively, to combine the second and third readings and waive the third reading in full of Ordinance 4936. The motion carried 6-0.

Councilors Spickelmire and Schroeder moved and seconded, respectively, to approve the second and third readings of Ordinance 4936. The motion carried 6-0.

ORDINANCE 4936: AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 37-45 RELATING TO LOT

SIZE IN THE R-3 ZONE; AMENDING THE PURPOSE STATEMENT OF LEWISTON CITY CODE SECTION 37-50(a); AMENDING LEWISTON CITY CODE SECTION 37-51 RELATING TO USES PERMITTED OUTRIGHT IN AN R-4 ZONE; AMENDING LEWISTON CITY CODE SECTION 37-52 RELATING TO THE CONDITIONAL USES PERMITTED IN AN R-4 ZONE; AMENDING LEWISTON CITY CODE SECTION 37-56 RELATING TO THE PERMITTED BUILDING HEIGHT IN AN R-4 ZONE; AMENDING LEWISTON CITY CODE SECTIONS 37-57.2(23) AND 37-93.2(a)(3) TO ESTABLISH REGULATION OF MULTIFAMILY RESIDENCES UNDER SECTION 37-124.1; AMENDING LEWISTON CITY CODE SECTION 37-82 TO PERMIT MULTIFAMILY RESIDENTIAL USES NOT ON THE GROUND FLOOR; AND PROVIDING AN EFFECTIVE DATE.

3. ADOPTION AND APPROVAL OF ORDINANCE SUMMARIES

a. ORDINANCE 4936: Action Item

Councilors Spickelmire and Schroeder moved and seconded, respectively, to adopt Ordinance 4936 and approve the related ordinance summary. ***ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Schroeder; Klein; Spickelmire.***

VII. ITEMS MOVED FROM THE CONSENT AGENDA - Action Item

VIII. UNFINISHED AND NEW BUSINESS

A. CITY COUNCILOR COMMENTS: Comments shall not be related to an item currently before the City Council or an item that may come before the City Council in the foreseeable future, and shall be limited to comments, not discussion.

Councilor Forsmann highlighted the significance of the Holocaust and commended Deputy Chief Lucas for assisting a family during an emergency over the Christmas holiday.

B. CITY BOARDS AND COMMISSIONS LIAISON UPDATES

Councilors provided updates on their respective boards and commissions.

C. MAYOR COMMENTS

Mayor Johnson noted he would be attending the Idaho Music Teacher's Conference on Thursday, January 30th at Hells Canyon Grand Hotel.

D. AGENDA TOPICS: Action Item

None.

IX. ADJOURNMENT - Action Item

There being no further business to come before the Lewiston City Council, Council President Kleeburg and Councilor Schroeder moved and seconded, respectively, to adjourn the January 27, 2025 Regular meeting. The motion carried 6-0 and the meeting adjourned at 7:13 p.m.

Daniel G. Johnson, Mayor

Tanya M. Brocke, City Clerk

February 3, 2025

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Work Session in the Bell Building Second Floor Conference Room at 215 D Street. Mayor Johnson called the meeting to order at 3:00 PM.

I. CALL TO ORDER

COUNCILORS PRESENT: Mayor Johnson; Council President Kleeburg; Councilor Forsmann; Councilor Klein (Zoom); Councilor Schroeder; Councilor Spickelmire; Councilor Wright.

II. PLEDGE OF ALLEGIANCE

Mayor Johnson led the Pledge of Allegiance.

III. CITIZENS COMMENTS

No members of the public were in attendance.

IV. DISCUSSION ITEMS

Please note that identifying an item as an "Action Item" does not require the City Council to vote on that item.

A. DEFERRED MAINTENANCE UPDATE: Update on deferred maintenance from staff as requested at the December 2, 2024 City Council meeting - Action Item (Councilor Forsmann)

Councilor Forsmann inquired about completed projects, outstanding needs, and available funding to aid in budgeting. Community Development Director Grow presented a list of high-priority facility repair needs, noting that while there is no facilities master plan, staff have compiled priority-based assessments. The total deferred maintenance cost across all city facilities is \$12,445,499, but the list reviewed focused only on the most urgent and high-priority projects.

Council President Kleeburg cautioned against using the assigned building fund for repairs, as it was originally intended to fund a new fire station. Discussion centered on balancing immediate needs with long-term funding priorities. Council agreed to proceed with design estimates for multiple projects, including fire stations, the library roof, and community center HVAC, while funding the pool liner and sinkhole repair.

Fenton Gym was placed on hold pending further data and discussions with the Boys & Girls Club. Staff will obtain bids and report back to the Council. Future discussions will consider hiring a structural engineer to assist with project planning.

Lewiston City Council
Work Session Minutes
February 3, 2025 – 300 p.m. – Page 1 of 2

V. UNFINISHED AND NEW BUSINESS

- A. CITY COUNCILOR COMMENTS:** Comments shall not be related to an item currently before the City Council or an item that may come before the City Council in the foreseeable future, and shall be limited to comments, not discussion.

Councilor Forsmann expressed appreciation for Council and staff efforts, noting progress and looking forward to future discussions.

Councilor Wright shared that meeting with various departments has been a valuable experience and thanked the staff for their time.

B. CITY BOARDS AND COMMISSIONS LIAISON UPDATES

Councilor Klein noted that Chad Engel had been elected to the Airport Authority Board.

C. MAYOR COMMENTS

Mayor Johnson shared that he continues to meet with Board and Commission applicants and has enjoyed getting to know them.

Mayor Johnson also noted that the Bureau of Reclamation and the Washington State Department of Ecology are conducting a Lower Snake River Water Supply Replacement Study and the agencies will host an open house at the City Library on February 5, 2025 from 4:30 to 6:30 p.m.

D. AGENDA TOPICS: Action Item

None.

VI. ADJOURNMENT - Action Item

There being no further business to come before the Lewiston City Council, Councilors Schroeder and Spickelmire moved and seconded, respectively, to adjourn the February 3, 2025 Work Session. The motion carried 6-0 and the meeting adjourned at 4:16 p.m.

Daniel G. Johnson, Mayor

Tanya M. Brocke, City Clerk

Lewiston City Council
Work Session Minutes
February 3, 2025 – 300 p.m. – Page 2 of 2

January 08, 2025

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; Kevin Kelly; Kathy Branson; Emily Wolf; Shaunita Cable

COMMISSIONERS EXCUSED: None

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

II. ELECTION OF CHAIR AND VICE CHAIR FOR 2025 (ACTION ITEM)

Commissioner Branson nominated Commissioner Iacoboni for Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Commissioner Iacoboni
Commissioner Kathy Branson voted for Commissioner Iacoboni
Commissioner Gabriel Iacoboni voted for Commissioner Iacoboni
Commissioner Kevin Kelly voted for Commissioner Iacoboni
Commissioner Shaunita Cable for Commissioner Iacoboni
Commissioner Emily Wolf for Commissioner Iacoboni
Commissioner Cynthia Ball voted for Commissioner Iacoboni

Commissioner Branson nominated Commissioner Anderson for Vice Chair.
Commissioner Cable nominated Commissioner Wolf for Vice Chair.
Chair Iacoboni nominated Commissioner Kelly for Vice Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Emily Wolf
Commissioner Kathy Branson voted for Maureen Anderson
Chair Gabriel Iacoboni voted for Maureen Anderson
Commissioner Kevin Kelly voted for Emily Wolf
Commissioner Shaunita Cable voted for Emily Wolf
Commissioner Emily Wolf voted for Kevin Kelly
Commissioner Cynthia Ball voted for Emily Wolf

III. CITIZEN COMMENTS

None

IV. ACTIVE AGENDA

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

Commissioners Anderson and Branson moved and seconded, respectively, approval of the December 11, 2024 meeting minutes. The motion carried 7-0.

B. PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-05-24 (ACTION ITEM):

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

Staff Hollingshead provided a verbal summary of the amendments to ZA-05-24

There being no further questions for staff, Chair Iacoboni asked for public testimony.

Nathaniel Tucker, 326 Main St. Lewiston Idaho stated that for the past 18 years there has been a problem with businesses not wanting college students to park in front of their downtown business, which is fair. But this makes it so the people who live downtown not able to park in front of their homes. For ladies, like my wife, this becomes a safety problem because of various factors. He would like to start the conversation to allow for people who live downtown a variance to be able to park in front of their apartment.

Staff Tengono stated the parking code was being reviewed because there are several resolutions and the City needs to make sure those resolutions do not contradict each other.

Chair Iacoboni recommended Mr. Tucker to contact Staff, City Council and the Mayor after the meeting to discuss this issue and moving forward with it.

Mr. Tucker mentioned that there are passes for parking in municipal lots such as the Library and asked if a similar pass could be created to be able to park on the street.

There being no further testimony, Chair Iacoboni closed the public hearing.

After deliberation Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-05-24 to the City Council. Motion passed 7-0.

C. PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-04-24.

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

Staff Hollingshead provided a verbal summary of the amendments to ZA-04-24 and handed out the photo provided by Citizen Dan Yonge. See attached.

There being no further questions for staff, Chair Iacoboni asked for public testimony.

Dan Yonge, Lewiston Id stated he started this code change process back in September due to a building permit being denied by Zoning. He does not agree with the current code for the small lot development code nor the new recommended small lot development code. The new code will not fix problems, but make is harder to developers to build and City Staff to enforce. Mr. Yonge verbally stated the changes he would like to see instead of the proposed code changes by City Staff. The consumer is going to be the one taking the hit due to the builder having to meet the 5 of 10 in the code and it costing the builder more.

There being no further testimony, Chair Iacoboni closed the public hearing.

After deliberation Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-04-24 to the City Council. Motion passed 5-2.

V. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for January 22, 2025 meeting.

All current commissioners present plan to be in attendance for the January 22, 2025 meeting besides commissioners Branson and Wolf will not be in attendance. Commissioner Branson will not be able to attend the February 12th meeting either.

VI. ADJOURN

There being no further business, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 7-0 and the Planning and Zoning Commission adjourned at approximately 6:51 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 22 day of January, 2025.

Below Document was handed out during public comment at section C.





Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
ADVANCED CONTROL SYSTEMS, LLC	11794 6	1/16/2025	WATER	BPO-PW-WTP SCADA TROUBLESHOOTING/REPAIRS	\$3,815.00
			WSTWTR	BPO-PW-WWA-SCADA TROUBLESHOOTING	\$2,433.74
				WW034BPO- LOSD LIFT STATIONS-SCADA TROUBLESHOOTING	\$2,448.75
ALWAYS TOWING LLC	11801 6	1/23/2025	POLICE	PD-TOWED 2005 CADILLAC, PATROL CASE 24-L19166	\$337.50
AMAZON CAPITAL SERVICES	11794 7	1/16/2025	TRANSITOP	TRANSIT BPO OFFICE/CLEANING SUPPLIES	\$272.00
			TRNSPN	PW BREAKROOM - BUNN H2O FILTER; WHIRLPOOL FILTER	\$141.47
	11801 7	1/23/2025	EXECUTIVE	EXEC BPO: OFFICE/TRAINING SUPPLIES FOR CLERK	\$64.58
			FIRE	FIRE - AMAZON - PRINTER CARTRIDGE	\$141.51
				FIRE - AMAZON - SUPPLIES	\$132.96
			LIBRARY	BPO - LIB - VIDEO GAMES	\$49.11
				BPO - LIB - YOUTH FICTION BOOKS	\$44.98
			PARKSFAC	FACILITIES - AMAZON - MANOMETER AND LEAK SEALER	\$66.94
			POLICE	PD-AILIHEN ON EAR HEADPHONES, WIRED-FOR THE OFFICE	\$88.80
				PD-JIAJIESHI REPLACEMENT BATTERY 3800 MAH/9.12WH	\$237.98
			RECREATION	REC - AMAZON - IPAD CASE/PROTECTOR AND ADAPTORS	\$82.17
			TRANSITOP	TRANSIT BPO OFFICE/CLEANING SUPPLIES	\$75.88
			TRNSPN	PW - TR - PPE: KELLEY, KEENER, WILLIAMSON	\$534.18
				PW-ADMIN-TICOVA OFFICE CHAIR; TOLMAN	\$139.99
				PW-ENG-DESCALER FOR COFFEE POT	\$17.99
ANATEK LABS INC	11801 8	1/23/2025	WATER	PW-WTP-BPO SAMPLING ANALYSIS FOR COMPLIANCE	\$1,000.00
			WSTWTR	BPO-PW-IPT-BPO SAMPLING ANALYSIS FOR COMPLIANCE	\$605.00
ANNA L SANDERS DBA LAROCHE TOOLS	11807 1	1/23/2025	FLTMAINT	BPO/ FLEET TOOLS & SUPPLIES	\$41.99
AQUATIC INFORMATICS INC	11794 8	1/16/2025	WSTWTR	PW-WWTP-RIO LAB DATA SOFTWARE INSTALL	\$17,264.00
ASOTIN COUNTY LANDFILL	11801 9	1/23/2025	WSTWTR	BPO-PW-WWTP-FY25 MONTHLY DISPOSAL	\$373.95
ASSOC OF IDAHO PUBLIC WORKS PROFESSIONALS	11802 0	1/23/2025	TRNSPN	PW-ADMIN-D JOHNSON 2025 MEMBERSHIP DUES	\$40.00
ATLAS BOILER & EQUIPMENT CO DBA NBI	11794 9	1/16/2025	WSTWTR	PW-WWTP-BOILER #2 TROUBLESHOOTING; WENT DOWN 12/1	\$3,171.67



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
ATLAS SAND & ROCK	117950	1/16/2025	PARKSFAC	ATLAS - CONCRETE PURCHASE FOR PIONEER	\$574.50
	118021	1/23/2025	PARKSFAC	ATLAS - CONCRETE PURCHASE FOR PIONEER	\$387.25
			TRNSPN	BPO - ST - DUTHIE SAND & ROCK	\$120.43
B A T & SUPPLY	118022	1/23/2025	WATER	PW-WTP-REG-J WALKER-BACKFLOW TESTER CERT TRNING	\$1,515.00
				REG-PW-WD-BACKFLOW TESTER RECERT	\$1,200.00
BANNER BANK-PARKS & REC 1	117995	1/23/2025	RECREATION	RECREATION - BANNER BANK - MOVIE RENTAL	\$3.99
BK TECHNOLOGIES INC	118023	1/23/2025	INFOSYSTMS	RADIOS FOR LFD - CARRYFORWARD	\$10,169.38
BLUE RIBBON LINEN SUPPLY INC	117960	1/16/2025	FIRE	BPO FIRE - BLUE RIBBON - LAUNDRY SERVICE	\$1,156.70
			PARKSFAC	PARKS - BLUE RIBBON - TOILET PAPER AND TRASH BAGS	\$1,967.00
			POLICE	BPO PD RUG CLEANING FEES FOR FRONT LOBBY	\$25.00
			WSTWTR	PW-WWTP-BPO JANITORIAL SUPPLIES	\$58.80
BRADY COMPANIES LLC DBA BRADY INDUSTRIES OF IDAHO LLC	118024	1/23/2025	PARKSFAC	FAC - BRADY - XL GLOVES AND PEROXIDE CLEANER	\$232.99
BRETTON S WATSON DBA ABLE LOCKSMITH	118014	1/23/2025	PARKSFAC	BPO - FACILITIES - LOCK WORK THROUGHOUT THE CITY	\$50.00
BRIAN E WARD DBA GUMBY ENTERPRISES INC	118099	1/23/2025	FLTMAINT	BPO - FLEET TOOLS & SUPPLIES	\$216.70
BRIAN ERICKSON	118009	1/23/2025	POLICE	MEALS B. ERICKSON CRPTO CURRENCY & TRACING PHOENIX	\$497.00
BRIDGEPAY NETWORK SOLUTIONS LLC	1962	1/23/2025	FINANCE	BPO - FIN - BRIDGEPAY MONTHLY TRANSACTION FEES	\$351.70
BUSINESS IMPROVEMENT DISTRICT	117951	1/16/2025	UNDEFINED	BID REBATE	\$354.45
	117952	1/16/2025	UNDEFINED	CREDIT REFUND	\$94.19
	117953	1/16/2025	UNDEFINED	BID REBATE	\$170.56
	117954	1/16/2025	UNDEFINED	BID REBATE	\$380.98
	117955	1/16/2025	UNDEFINED	BID REBATE	\$1,004.78
	117956	1/16/2025	UNDEFINED	BID REBATE	\$268.38
	117957	1/16/2025	UNDEFINED	BID REBATE	\$528.03
	117958	1/16/2025	UNDEFINED	BID REBATE	\$196.02
	117959	1/16/2025	UNDEFINED	CREDIT REFUND	\$104.18



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
CAMP CABIN & HOME INC	118025	1/23/2025	TRNSPN	BPO - ST/TR - PROPANE	\$53.22
			WATER	PW-WTP-BPO PROPANE & MISC SUPPLIES	\$36.08
CASCADE FIRE EQUIPMENT COMPANY	118026	1/23/2025	FIRE	FIRE - CASCADE FIRE - HOSE REPLACEMENTS	\$9,744.00
CATALYST MEDICAL GROUP PLLC	118027	1/23/2025	FIRE	BPO - FIRE - CATALYST MEDICAL - PHYSICALS	\$3,887.33
CENTRAL ORCHARDS SEWER DISTRICT	118036	1/23/2025	PARKSFAC	12/31/24 BILL DATE: UTILITY CHARGES	\$277.33
CES	118028	1/23/2025	WATER	PW-WTP-BPO PLC REPAIR PARTS	\$37.30
				WR043 PW-WTP-N LEW RECHLORINATION; AB CARD	\$1,561.95
			WSTWTR	PW-WWTP-BPO ELECTRICAL SUPPLIES	\$161.00
CHRIS PAUL-USHER	117985	1/16/2025	TRANSITOP	C. PAUL-USHER MEALS ABC BUS SALES MINNEAPOLIS	\$163.00
CHRISTOPHER PAUL-USHER	117986	1/16/2025	TRANSITOP	WASHINGTON STATE TRANSIT ASSOCIATION 2024 CONFEREN	\$125.00
CINTAS CORPORATION #606	118029	1/23/2025	FLTMAINT	BPO/ FLEET UNIFORM RENT & LAUNDRY	\$282.41
			PARKSFAC	BPO - PARKS - CLEANING SUPP. & LAUNDERED UNIFORMS	\$144.79
CITY OF LEWISTON	1961	1/16/2025	CEMETERY	DECEMBER '24 W/S/G	\$39.00
			COMDEV	DECEMBER '24 W/S/G	\$199.21
			LIBRARY	DECEMBER '24 W/S/G	\$459.53
			PARKSFAC	DECEMBER '24 W/S/G	\$13,408.99
			SANITATION	DECEMBER '24 W/S/G	\$1,617.86
			STMWTR	DECEMBER '24 W/S/G	\$26.64
			TRANSITOP	DECEMBER '24 W/S/G	\$49.56
			TRNSPN	DECEMBER '24 W/S/G	\$29,217.55
			WATER	DECEMBER '24 W/S/G	\$1,071.41
			WSTWTR	DECEMBER '24 W/S/G	\$2,855.76
CITY OF LEWISTON EMPLOYEE BENEFIT PLAN TRUST	117996	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$426,541.48
CITY OF LEWISTON EMPLOYEE BENEFIT-CAFETERIA PLAN	117997	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$8,623.83
CLEMENTS BROWN & MCNICHOLS	118030	1/23/2025	HR	BPO - LEGAL SERVICES	\$1,422.00
COEUR D'ALENE TRACTOR CO	118015	1/23/2025	PARKSFAC	ADAM'S TRACTOR - RUBBER BUSHINGS	\$65.53
COLEMAN OIL COMPANY LLC DBA COLEMAN OIL COMPANY	117962	1/16/2025	FLTMAINT	BPO/ FLEET/ LUBE PRODUCTS & CAR WASHES	\$567.70
			FLTMAINT	BPO/ FLEET/ LUBE PRODUCTS & CAR WASHES	\$24.00
			SANITATION	BPO - TS - FUEL	\$99.33



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
COLEMAN OIL COMPANY LLC DBA COLEMAN OIL COMPANY	11803 1	1/23/2025	COMDEV	CP-0213141 BILL DATE 01/12/25	\$238.38
				CP-0214829 BILL DATE 01/19/25	\$44.01
			FIRE	CP-0213141 BILL DATE 01/12/25	\$1,086.31
				CP-0214829 BILL DATE 01/19/25	\$1,008.21
			FLTMaint	BPO/ FLEET/ LUBE PRODUCTS & CAR WASHES	\$37.04
			FLTMaint	CP-0213141 BILL DATE 01/12/25	\$21.29
			LEGISLATIV	CP-0213141 BILL DATE 01/12/25	\$21.88
			LIBRARY	CP-0213141 BILL DATE 01/12/25	\$42.79
			PARKSFAC	CP-0213141 BILL DATE 01/12/25	\$485.69
				CP-0214829 BILL DATE 01/19/25	\$493.16
			POLICE	CP-0213141 BILL DATE 01/12/25	\$1,706.93
				CP-0214829 BILL DATE 01/19/25	\$1,689.24
			SANITATION	BPO - TS - FUEL	\$187.43
				BPO - TS - FY25 FUEL FOR SDI HAUL	\$688.90
			TRANSITOP	CP-0213141 BILL DATE 01/12/25	\$1,150.11
				CP-0214829 BILL DATE 01/19/25	\$1,371.84
			TRNSPN	CP-0213141 BILL DATE 01/12/25	\$1,053.96
				CP-0214829 BILL DATE 01/19/25	\$916.41
			WATER	CP-0213141 BILL DATE 01/12/25	\$292.78
				CP-0214829 BILL DATE 01/19/25	\$323.16
				PW-WTP-BPO GENERATOR FUEL	\$1,352.00
				PW-WTP-BPO OIL FOR PUMPS	\$495.94
			WSTWTR	CP-0213141 BILL DATE 01/12/25	\$333.04
				CP-0214829 BILL DATE 01/19/25	\$755.08
COLLIER ELECTRIC LLC	11796 3	1/16/2025	WSTWTR	BPO-PW-WWTP-ONCALL ELEC SRVS	\$210.00
	11803 2	1/23/2025	WATER	PW-WTP-UV SYSTEM REPAIR	\$230.00
COMMERCIAL TIRE INC	11803 3	1/23/2025	FLTMaint	BPO/ FLEET TIRE REPAIRS & DISPOSAL	\$104.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS	11796 4	1/16/2025	WSTWTR	PW-WWCOLL-BPO ELECTRICAL SUPPLIES	\$61.60
	11803 4	1/23/2025	PARKSFAC	BPO - FAC - CONSOLIDATED ELEC - ELECTRICAL SUPPL	\$8.47
			WATER	PW-WTP-BPO ELEC ITEMS, LIGHT FIXTURES/BULBS/TOOLS	\$37.34
CONTINENTAL AMERICAN INSURANCE COMPANY DBA AFLAC GROUP	11799 4	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$1,231.16
CORE & MAIN LP	11803 5	1/23/2025	WATER	PW-WD-NON INVENTORY 30" PIPE FOR METER SETTINGS	\$3,828.00



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Vendor Name	Ck#	Ck Date	Department	Description	Total
CUES INC	118037	1/23/2025	WSTWTR	PW-WWCOLL-BPO MISC REPAIRS TO TRUCK EQUIP	\$490.20
CWT LLC	118038	1/23/2025	STMWTR	PW-STORM-ICSI-ONLINE TRAINING; DUGGER & GEORGE	\$800.00
DARIN GARR	117987	1/16/2025	LIBRARY	D. GARR MEALS LIBLEARNX 2025 PHOENIX	\$344.00
DELL MARKETING LP	118039	1/23/2025	INFOSYSTMS	LAPTOP - BOURASSA	\$1,299.22
DEMCO INC	118040	1/23/2025	LIBRARY	BPO - LIB - CATALOGING SUPPLIES	\$66.93
DERANLEAU'S OF LEWISTON INC	118041	1/23/2025	STMWTR	PW-PW CONFERENCE ROOM; TV REPLACEMENT; 85"	\$183.33
			TRNSPN	PW-PW CONFERENCE ROOM; TV REPLACEMENT; 85"	\$549.99
			WATER	PW-PW CONFERENCE ROOM; TV REPLACEMENT; 85"	\$183.31
			WSTWTR	PW-PW CONFERENCE ROOM; TV REPLACEMENT; 85"	\$183.33
DRUG TESTING ANALYTICS LLC DBA MINERT & ASSOCIATES	118075	1/23/2025	HR	BPO - DRUG TESTING SERVICES	\$408.00
EAN SERVICES LLC	118043	1/23/2025	FIRE	TRAVEL-FIRE-BURKE-FERNO COT CARE	\$194.92
EFTPS	2061	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$159,989.46
ERB'S ACE HARDWARE LLC	118044	1/23/2025	FIRE	BPO FIRE - ERB HARDWARE - SUPPLIES	\$53.36
			WATER	PW-WTP-BPO-OPERATING SUPPLIES: TOOLS & HARDWARE	\$16.36
			WSTWTR	PW-WWCOLL-BPO SUPPLIES AND EQUIPMENT	\$6.78
FASTENAL COMPANY	118045	1/23/2025	PARKSFAC	BPO - FASTENAL VENDING SUPPLIES	\$603.95
			WSTWTR	PW-WWCOLL-BPO TOOLS AND SUPPLIES	\$9.98
FASTSIGNS LEWISTON	118046	1/23/2025	PARKSFAC	PARKS - FASTSIGNS - NO UNAUTHORIZED VEHICLES	\$211.43
			RECREATION	RECREATION - CHAMPIONSHIP BANNERS	\$25.00
FEDEX	117965	1/16/2025	STMWTR	PW - STMW - RETURN SHIPPING FOR JSCOTT PPE	\$37.86
	118047	1/23/2025	WATER	PW-WD-BPO SHIPPING	\$32.42
			WSTWTR	PW-WWCOLL-BPO SHIPPING CHARGES	\$12.25
FERGUSON ENTERPRISES #3011	118048	1/23/2025	WATER	PW-WD-BPO WATERWORKS/PLUMBING FITTINGS/ACCESSORIE	\$1,305.17
				PW-WD-NON INVENTORY BRASS; REISSUE OF 22402814	\$577.41
			WSTWTR	PW-WWTP-BPO PIPING PARTS	\$265.99
FISHER SYSTEMS INC	118049	1/23/2025	WSTWTR	PW-WWCOLL-BPO ALARM SYSTEM CHANGES	\$130.00



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Vendor Name	Ck#	Ck Date	Department	Description	Total
FOP LEWIS CLARK LODGE #10	117998	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$1,704.96
GALLS PARENT HOLDINGS LLC DBA GALLS LLC	117966	1/16/2025	FIRE	FIRE - GALLS - RFFT GEAR	\$134.49
GOBLE SAMPSON AND ASSOCIATES INC	118051	1/23/2025	WSTWTR	PW-WWTP-TWAS PUMP PARTS; QUOTE ATTACHED	\$4,047.30
GRAINGER	118052	1/23/2025	WATER	PW-WTP-BPO MOTORS/PUMPS/TOOLS/FITTINGS	\$145.29
H & H BUSINESS SYSTEMS	118053	1/23/2025	COMDEV	BPO-COPIER MAINTENANCE COLOR, B&W FOR IMAGE RUNNE	\$135.81
			WSTWTR	PW-WWTP-BPO COPIER MAINTENANCE	\$2.76
HENRY SCHEIN	118054	1/23/2025	FIRE	BPO FIRE - HENRY SCHEIN - EMS SUPPLIES	\$1,320.84
HM CRAGG CO	118111	1/23/2025	WATER	PW-WTP-GENERATOR REPAIRS & MAINTENANCE	\$1,952.45
HOME DEPOT CREDIT SERVICES	118055	1/23/2025	INFOSYSTMS	BPO - ISS - TOOLS AND SUPPLIES HOME DEPOT	\$38.00
			PARKSFAC	HOME DEPOT MAINTENANCE SUPPLIES	\$42.58
				HOME DEPOT: AIRPORT SAFETY FENCING	\$558.92
				PARKS - HOME DEPOT - CHAIN LINK FENCING	\$1,043.09
				PARKS - HOME DEPOT - PARK SHELTER SIGN MATERIALS	\$407.50
			TRNSPN	BPO - ST/TR - OPERATING SUPPLIES	\$187.63
			WATER	PW-WTP-BPO FASTENERS/TOOLS/WOOD/PAINT/R ELATED	\$22.98
			WSTWTR	PW-WWCOLL-BPO SUPPLIES, POWER AND HAND TOOLS	\$74.20
				PW-WWTP-BPO SUPPLIES, POWER AND HAND TOOLS	\$243.59
HRA VEBA TRUST	118056	1/23/2025	POLICE	VEBA - HOPPLE	\$7,003.85
			RECREATION	VEBA - PEDRINA	\$2,019.57
HUBER ACTION FREIGHT INC	117967	1/16/2025	FLTMAINT	BPO/ FLEET FREIGHT CHARGES	\$215.50
	118057	1/23/2025	FLTMAINT	BPO/ FLEET FREIGHT CHARGES	\$14.30
I A F F - LOCAL #1773	117999	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$3,350.00
IDAHO CHILD SUPPORT RECEIPTING	118000	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$270.00
IDAHO RURAL WATER ASSOCIATION	118058	1/23/2025	WSTWTR	PW-WWTP-IRWA TRAINING; LWS 1/16/25; GRAHAM/WILKIN	\$240.00
				PW-WWTP-IRWA TRAINING; LWS 1/16/25; GUZMAN	\$120.00
				PW-WWTP-REG-N FERRIS-IRWA MATH REVIEW	\$120.00



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Vendor Name	Ck#	Ck Date	Department	Description	Total
IDAHO STATE POLICE	118059	1/23/2025	POLICE	PD-ILETS USER FEES JAN-MARCH 2025	\$13,543.75
IDAHO STATE TAX COMMISSION	117968	1/16/2025	LIBRARY	DECEMBER 2024 SALES TAX	\$29.37
			RECREATION	DECEMBER 2024 SALES TAX	\$120.80
			SANITATION	DECEMBER 2024 SALES TAX	\$1,971.32
	118001	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$28,181.00
INGRAM LIBRARY SERVICES	118061	1/23/2025	LIBRARY	BPO - LIB - ADULT FICTION	\$611.29
				BPO - LIB - ADULT NONFICTION 1ST FLR	\$213.05
				BPO - LIB - ADULT NONFICTION 2ND FLR	\$349.15
				BPO - LIB - JUVENILE FICTION	\$581.04
				BPO - LIB - JUVENILE NONFICTION	\$35.39
				BPO - LIB - LARGE PRINT	\$308.62
				BPO - LIB - TEEN FIC	\$133.35
				BPO - LIB JUVENILE BOOKMOBILE ORDERS	\$57.20
				LIB - BPO - ADULT BOOKMOBILE	\$287.13
INLAND FASTENER INC	118062	1/23/2025	FLTMAINT	BPO - FLEET REPAIR PARTS & SUPPLIES	\$108.76
			TRNSPN	BPO - TR - OPERATING SUPPLIES	\$65.64
INTERNATIONAL CITY MANAGEMENT ASSOCIATION DBA MISSIONSQUARE RETIREMENT	2060	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$4,245.14
ITD REVENUE OPERATIONS	117969	1/16/2025	FLTMAINT	BPO/ FLEET LICENSING & REGISTRATION RENEWALS	\$23.00
	118060	1/23/2025	FLTMAINT	BPO/ FLEET LICENSING & REGISTRATION RENEWALS	\$23.00
JOE HALL FORD	118064	1/23/2025	INSTRUST	REPAIRS TO #174 PATROL SUV	\$3,363.70
			POLICE	REPAIRS TO #174 PATROL SUV	\$2,500.00
JOHN'S SAW SERVICE	118065	1/23/2025	FIRE	BPO FIRE - JOHNS SAW - REPAIR/SUPPLIES	\$15.98
J-U-B ENGINEERS	118066	1/23/2025	WATER	PW-WTR-WR043 DESIGN OF CAPITAL WATER REPLACEMENTS	\$1,671.30
				WR078 BRYDEN CANYON GOLF PRV - DESIGN	\$936.00
			WSTWTR	WW001 TO16 2024 PIPELINE REPLACE - CEI 4C	\$3,104.60
				WW504 TO4 SNAKE RIVER AVE SEWER TRUNK LINE ; REIS	\$1,120.00
KELLER ASSOCIATES INC	117970	1/16/2025	WSTWTR	WW052 - WWTP WATERLINE EXT - DESIGN/BIDDING SRVS	\$7,606.00
				WW062 WWTP HEADWORKS DESIGN; CC APP 3/18/24	\$10,327.50



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Vendor Name	Ck#	Ck Date	Department	Description	Total
KELLER ASSOCIATES INC	117970	1/16/2025	WSTWTR	WW063 WWTP ADMIN BLDG DESIGN; CC APP 3/18/24	\$2,862.50
				WW066 WWCOLL SHOP RELOCATION - CONCEPT DESIGN/PM	\$2,067.00
KYLE BRADBURY DBA CLEARWATER FENCE LLC	117961	1/16/2025	WSTWTR	PW-WWTP-FENCE REPAIR; QUOTE ATTACHED	\$2,775.00
LATAH SANITATION INC	118063	1/23/2025	SANITATION	BPO - PW - FY25 MONTHLY YW COMPOSTING SRVCS	\$19,185.56
			WSTWTR	PW-WWTP-BPO BIOSOLIDS DISPOSAL	\$17,460.49
LAWSON PRODUCTS INC	118067	1/23/2025	FLTMAINT	BPO - FLEET REPAIR PARTS & SUPPLIES	\$468.14
LEATHAM FAMILY LLC DBA SYMBOLARTS LLC	118105	1/23/2025	POLICE	PD DEPARTMENT BADGES	\$988.00
LES SCHWAB TIRE CENTER	117971	1/16/2025	FLTMAINT	BPO/ FLEET REPAIR PARTS & OSL	\$49.99
	118068	1/23/2025	FLTMAINT	BPO/ FLEET REPAIR PARTS & OSL	\$377.82
LIFELOC TECHNOLOGIES INC	118069	1/23/2025	POLICE	PD-LIFELOC MOUTHPIECES, EASYTAB FOR DUI BREATH MAC	\$45.49
LOID	118070	1/23/2025	PARKSFAC	01/13/25 BILL DATE: UTILITY CHARGES	\$630.00
MAINTAINX INC	118072	1/23/2025	WSTWTR	PW - WW - MAINTAINX IMPLEMENTATION & 1-YR SUB.	\$4,540.00
MARK WEIGAND	118010	1/23/2025	TRNSPN	MEALS MARK WEIGLAND ISPLS 2025 BOISE	\$180.13
MCMILLEN JACOBS ASSOCIATES	118073	1/23/2025	WATER	WR050 RAW WTR INTAKE DESIGN - WTP INTAKE REBUILD	\$9,660.00
MIDWEST TAPE LLC	118074	1/23/2025	LIBRARY	BPO - LIB - ADULT DVD ORDERS	\$259.44
				BPO - LIB - JUVENILE DVDS	\$167.90
MISC AMBULANCE REFUND	117972	1/16/2025	ADMSVC	REFUND	\$85.58
	117973	1/16/2025	ADMSVC	REFUND	\$86.28
	117974	1/16/2025	ADMSVC	REFUND	\$250.00
	117975	1/16/2025	ADMSVC	REFUND	\$233.01
	117976	1/16/2025	ADMSVC	REFUND	\$511.20
MISC CUSTOMER REFUND	117977	1/16/2025	RECREATION	B. VERANO TIME FRAME DIDN'T WORK ROOM REFUND	\$80.00
	117978	1/16/2025	SANITATION	UB 0809020672 2963 RIVERVIEW TERR	\$169.90
	117979	1/16/2025	STMWTR	UB 2100055174 3227 7TH	\$77.66
	117980	1/16/2025	SANITATION	UB 2100132454 3412 10TH	\$79.66



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Vendor Name	Ck#	Ck Date	Department	Description	Total
MISC CUSTOMER REFUND	11798 1	1/16/2025	UNDEFINED	K. KELLEY RECORD REQ 25-26 REFUND	\$116.65
	11798 2	1/16/2025	WATER	UB 0501003166 1917 12TH	\$152.11
	11798 3	1/16/2025	ECONDEV	PROP PROPERTY MANAGEMENT CDBG-L1SD	\$850.00
	11798 4	1/16/2025	SANITATION	UB 2000464708 1010 RICHARDSON	\$35.41
	11800 2	1/23/2025	FIRE	BRAIN BURKE TRAVEL REFUND BAGGAGE	\$65.00
	11800 3	1/23/2025	COMDEV	COMPETITIVE COMMERCIAL CD-DBL PAY (3) BLD PERMIT	\$4,390.28
	11800 4	1/23/2025	COMDEV	DEFINITIVE LANDSCAPE CD-DBL PAY PLUMBING PERMIT	\$72.20
	11800 5	1/23/2025	ECONDEV	DISASTER RESPONSE CD-CDBG-HRP FARRIS FINAL INVOICE	\$6,560.85
	11800 6	1/23/2025	COMDEV	DYE HARD PAINTING & REN CD-DBL PAY ON BLD PERMIT	\$229.65
	11800 7	1/23/2025	ECONDEV	LCV ADULT RESC CNTR CD-CDBG-SLEEPING BAGS & COATS	\$735.63
	11800 8	1/23/2025	COMDEV	TRACY BRANSTETTER CD-DBL PAY ON REVIEW FEE	\$101.64
MITCHELL LEWIS AND STAVER CO	11807 6	1/23/2025	WSTWTR	WW034 LOSD LIFT STATION #4; PUMP IMPELLERS, ETC	\$646.24
MOTION INDUSTRIES INC	11807 7	1/23/2025	FLTMAINT	BPO/ FLEET REPAIR PARTS & SUPPLIES	\$68.78
NAPA AUTO PARTS	11807 8	1/23/2025	FLTMAINT	BPO - FLEET - REPAIR PARTS & SUPPLIES	\$509.15
			FLTMAINT	BPO - FLEET - REPAIR PARTS & SUPPLIES	\$562.92
			PARKSFAC	PARKS - NAPA - AIR FILTERS FOR PUSH LAWN MOWERS	\$19.88
			POLICE	PD-SOR BOOS PAC (T35), JUMP PACK FOR PATROL VEHICL	\$139.99
NATIONWIDE RETIREMENT	2063	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$8,184.37
NATIONWIDE-RESERVE	2062	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$1,452.36
NEZ PERCE COUNTY	11798 9	1/16/2025	LEGAL	BPO-LEGAL-NPC-COL FY25 PROSECUTION SERVICES	\$9,616.50
NEZ PERCE COUNTY HISTORICAL SOCIETY	11807 9	1/23/2025	COMDEV	BPO-CD-INSPECTORS VEHICLE PARKING AT 4THxCAPITAL	\$187.50
NORCO INC	11799 0	1/16/2025	FIRE	BPO FIRE - NORCO - MEDICAL OXYGEN/SUPPLIES	\$345.82
NORTH 40 OUTFITTERS	11808 0	1/23/2025	FINANCE	CREDITS FROM TAX OVERPAYMENT OR DUP PAYMENTS	(\$33.62)
			FLTMAINT	BPO/ FLEET REPAIR PARTS & SUPPLIES	\$28.95
			PARKSFAC	BPO - PARKS - NORTH 40 MISC SUPPLIES	\$140.41
			TRNSPN	BPO - ST/TR - OPERATING SUPPLIES	\$19.98
				PW - ST - PPE: CROOKS, MILLER, DAVIS, HAY, PERRY	\$22.49



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Vendor Name	Ck#	Ck Date	Department	Description	Total
NORTH 40 OUTFITTERS	118080	1/23/2025	TRNSPN	PW-ST5-NEW SAFETY SHOES; R THOMPSON	\$175.00
			WATER	PW-WD-BPO OPERATING SUPPLIES	\$10.99
				PW-WD-M18 IMPACT WRENCH	\$299.99
				PW-WTP-BPO OPERATING SUPPLIES	\$77.46
			WSTWTR	PW-WWCOLL-BPO OPERATING SUPPLIES	\$23.97
				PW-WWC-PPE/SAFETY CLOTHING; J THIRIOT NEW EMPLOYE	\$356.93
				PW-WWTP-BPO OPERATING SUPPLIES	\$74.87
NORTH IDAHO COLLEGE	118081	1/23/2025	POLICE	PD-REG-SMITH, THORNTON-NORTH IDAHO COLLEGE POLICE	\$6,834.00
ODP BUSINESS SOLUTIONS LLC	118083	1/23/2025	POLICE	BPO PD OFFICE SUPPLIES	\$101.73
			TRNSPN	BPO - PW OFFICE - OPERATING/OFFICE SUPPLIES	\$56.26
			WATER	PW-WTP-BPO OFFICE SUPPLIES	\$54.57
			WSTWTR	PW-WWTP-BPO OFFICE SUPPLIES	\$118.10
O'REILLY AUTO PARTS	118082	1/23/2025	FLTMAINT	BPO/ FLEET REPAIR PARTS	\$52.18
OVERHEAD DOOR INC DBA OVERHEAD DOOR CO OF LEWISTON-CLK	118084	1/23/2025	WATER	WR075 WTR RESERVIOIR SECURITY;GATE OP COMM DR RES	\$5,470.00
OWEN EQUIPMENT	118085	1/23/2025	FLTMAINT	BPO/ FLEET REPAIR PARTS	\$277.63
OXARC	118086	1/23/2025	FIRE	BPO FIRE - OXARC - CYLINDER RENTAL	\$20.42
			TRNSPN	PW-GIS-T RANDALL SAFETY COAT	\$58.02
			WATER	PW-WD- BPO SAFETY SUPPLIES	\$31.81
				PW-WTR-BPO SODIUM HYPOCHLORITE	\$13,507.20
			WSTWTR	PW-WWCOLL-BPO PERSONNEL SAFETY SUPPLIES	\$78.77
				PW-WWTP-BPO PERSONNEL SAFETY SUPPLIES	\$50.10
PAMELA A FURCHTENICHT	118050	1/23/2025	RECREATION	BPO SENIOR NUTRITION MEAL DELIVERY REIMBURSEMENT	\$105.86
PERSI	2059	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$238,241.07
POLYDYNE INC	118087	1/23/2025	WSTWTR	PW-WWTP-IIFB-25-002 POLYMER; AWARD ATTACHED	\$22,567.14
PRECISION SIGNS	118088	1/23/2025	TRANSITOP	TRANSIT GRAPHICS FOR 053	\$1,400.00
PRESNELL GAGE PLLC	118089	1/23/2025	FINANCE	AUDIT SERVICES FY2024	\$35,000.00
PRINTCRAFT PRINTING	118090	1/23/2025	FINANCE	5M STOCK LASER CHECKS	\$390.00
			FIRE	FIRE - PRINTCRAFT - PATIENT CARE NOTES	\$474.00
			POLICE	BPO PD BUSINESS CARDS	\$45.00



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
PRINTCRAFT PRINTING	118090	1/23/2025	TRNSPN	PW - ENG:GIS - BUSINESS CARDS: T RANDALL	\$60.00
PSYCHOLOGICAL DIMENSIONS LLC	118091	1/23/2025	POLICE	PD-PRE-EMPLOYMENT PSYCHOLOGICAL TESTING- FAUSETT, S	\$2,125.00
RELIANCE STANDARD LIFE INSURANCE COMPANY	118011	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$7.80
RICOH USA INC	117991	1/16/2025	TRANSITOP	TRANSIT BPO COPIER (RICOH IM C3500) COPIES	\$55.25
	118092	1/23/2025	EXECUTIVE	EXEC BPO: FY 25 CITY HALL COPIER RENT FOR IMC6000	\$226.83
			PARKSFAC	BPO - PARKS - COPIER CONTRACT	\$79.58
			TRANSITOP	TRANSIT BPO COPIER (RICOH IM C3500) RENTAL	\$134.76
			WATER	PW-WTP-BPO RICOH IM C4500 LEASE PAYMENT	\$161.95
			WSTWTR	PW-WWCOLL-RICOH IM C4500 LEASE PAYMENT	\$158.18
	118093	1/23/2025	EXECUTIVE	EXEC BPO: FY 25 RICOH MAINT/COPY COST PER COPY	\$101.01
			LIBRARY	BPO - LIB - COPY FEES	\$48.56
			POLICE	BPO PD DISPATCH COPY FEES	\$88.00
			WSTWTR	PW-WCOLL-COPIER USE BASED ON COPY COUNT	\$39.05
ROCKY MOUNTAIN NETWO	118094	1/23/2025	TRNSPN	TOWER NETWORK INSTALLATION	\$3,414.00
ROGERS MOTORS LLC DBA ROGERS CHRYSLER JEEP DODGE RAM LLC	118095	1/23/2025	FLTMAINT	FLEET - REPAIR PARTS & REPAIRS	\$91.20
RUSH TRUCK CENTERS OF IDAHO	118096	1/23/2025	FLTMAINT	BPO - FLEET - REPAIR PARTS & REPAIRS	\$16.74
SANITARY DISPOSAL INC DBA SUNSHINE DISPOSAL & RECYCLING	118104	1/23/2025	SANITATION	BPO - PW - FY25 ANNUAL CURBSIDE COLLECTION	\$19,536.83
				BPO - PW - FY25 PROCESSING SINGLE STREAM RECY	\$16,457.70
				BPO - TS - FY25 CARDBOARD	\$96.00
				BPO - TS - FY25 TONNAGE HAUL	\$28,172.98
SCADACORE INC	118097	1/23/2025	WATER	BPO-PW-WTP-SCADACORE MONTHLY SUBSCRIPTION	\$490.00
				PW-WTP-CABLE FOR VIASAT AND SHIPPING; INV 10972	\$121.00
			WSTWTR	BPO-PW-WWA-SCADACORE MONTHLY SUBSCRIPTION	\$860.00
SCHUMANN ENTERPRISES INC DBA EMPIRE PRESSURE WASH	118042	1/23/2025	TRANSITOP	TRANSIT BPO BUS WASHING & SANITIZATION	\$400.00
SITEONE LANDSCAPE SUPPLY LLC	118098	1/23/2025	PARKSFAC	BPO - PARKS - SITE ONE IRRIGATION SUPPLIES	\$37.80



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
SPARKLIGHT	118100	1/23/2025	STMWTR	BPO - PW DEPT - SURVEY STATION COST SHARE	\$30.39
			TRNSPN	BPO - PW DEPT - SURVEY STATION COST SHARE	\$30.39
			WATER	BPO - PW DEPT - SURVEY STATION COST SHARE	\$30.38
			WSTWTR	BPO - PW DEPT - SURVEY STATION COST SHARE	\$30.39
SPLASH CARWASH & DETAILING	118101	1/23/2025	FLTMAINT	BPO - CAR WASHES FOR FLEET	\$30.00
STANTEC CONSULTING SERVICES INC	118102	1/23/2025	ECONOMIC DEVELOPMENT	MJ007 UTILITY CONCEPT EVAL FOR DEV INFILL	\$14,784.00
STERLING BATTERY COMPANY	118103	1/23/2025	FLTMAINT	BPO - FLEET VEHICLE BATTERIES	\$699.15
SUZANNE SEIGNEUR	117988	1/16/2025	TRANSITOP	IDAHO PUBLIC TRANSPORTATION SUMMIT SPONSORED ITD	\$258.65
THATCHER COMPANY INC	118107	1/23/2025	WATER	BPO-PW-WTP-CITRIC ACID FOR WATER TREATMENT	\$17,331.84
THE UPS STORE	118114	1/23/2025	POLICE	BPO PD MAIL SERVICE	\$71.19
THOMAS, DEAN & HOSKINS OF IDAHO, INC.	118106	1/23/2025	WATER	WR100 ITD WATERLINE; KN23119 PORT OF ENTRY; DESIG	\$1,645.00
TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC	118108	1/23/2025	POLICE	BPO PD PRE-EMPLOYMENT CREDIT CHECKS	\$19.34
TREASURER'S TRUST	118012	1/23/2025	ADMSVC	SHANNON SENDERGREN UNCLAIMED PROPERTY	\$371.43
			UNDEFINED	UNCLAIMED PROPERTY TOP RESTAURANT INVESTMENTS LLC	\$142.46
TRIBUNE PUBLISHING CO	118109	1/23/2025	LIBRARY	LIB - LEGAL NOTICE FOR FEE SCHEDULE	\$74.12
UNIFORMS2GEAR INC	118112	1/23/2025	POLICE	BPO PD UNIFORMS/NEW HIRE	\$546.98
UNLEASHED MARKETING & DESIGN LLC	117992	1/16/2025	TRANSITOP	TRANSIT WEBSITE DEV AND MARKETING MATERIALS	\$27.50
	118113	1/23/2025	PARKSFAC	BUSINESS CARDS FOR SCOTT AND DAMIAN	\$60.25
			RECREATION	BUSINESS CARDS FOR SCOTT AND DAMIAN	\$60.25
URM STORES INC	118115	1/23/2025	PARKSFAC	BPO - FAC - URM - CLEANING SUPPLIES	\$12.28
			RECREATION	BPO - SENIOR NUTRITION - DAILY FOOD PURCHASES	\$617.53
			WSTWTR	PW-WWTP-BPO OPERATING/BREAKROOM/CLEANING SUPPLIES	\$185.39
US FOODS - SPOKANE	118116	1/23/2025	RECREATION	BPO FOOD SUPPLY FOR SENIOR MEAL PROGRAM	\$1,676.74
VALLEY ELECTRIC INC	117993	1/16/2025	WSTWTR	WW034 LOSD LIFT STATION BPO-PW-WWTPONCALL ELEC SRV	\$1,168.63
VALLEY WASTE DISPOSAL LLC	118117	1/23/2025	SANITATION	BPO - PW - FY25 NON-MUNICIPAL SW DISPOSAL	\$8,649.64



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
VALLEY WASTE	11811	1/23/2025	WATER	PW-WTP BPO TRASH DISPOSAL	\$55.84
VWR INTERNATIONAL LLC	118118	1/23/2025	WSTWTR	BPO-PW-WWTP-LAB SUPPLIES	\$75.64
WASHINGTON STATE SUPPORT REGISTRY	118013	1/23/2025	ADMSVC	Payroll Run 1 - Warrant 012325	\$535.16
WELCH COMER & ASSOCIATES INC	118119	1/23/2025	CAPITAL PROJECTS	MJ024-RFQ-24-009 MAIN ST CORRIDOR DESIGN	\$30,259.91
WELLS FARGO & COMPANY	1985	1/23/2025	POLICE	PD OFFICE CHAIR FOR REISDORPH	\$162.59
	1986	1/23/2025	HR	DOOR PRIZES FOR ANNUAL HOLIDAY PARTY	\$535.97
	1987	1/23/2025	TRNSPN	PW-ENG-SHELVING FOR FILE STORAGE (4)	\$869.16
WELLS ONE-EXECUTIVE DEPT DBA WELLS FARGO BANK	1982	1/23/2025	LEGISLATIV	TRAVEL: MAYOR 2024 AIC LEGISLATIVE SUMMIT	\$206.00
	1983	1/23/2025	LEGISLATIV	TRAVEL - MAYOR - R.U.N. IN UNITY CONVENING CONF	\$42.38
	1984	1/23/2025	LEGISLATIV	TRAVEL - MAYOR - R.U.N. IN UNITY CONVENING CONF	\$146.91
WELLS ONE-FINANCE DEPT DBA WELLS FARGO BANK	1998	1/23/2025	FINANCE	ACCT - GFOA MEMBERSHIP	\$250.00
	1999	1/23/2025	FINANCE	TRAVEL-GORDON-GFOA BUDGET ACADEMY	\$1,500.00
	2000	1/23/2025	FINANCE	TRAVEL-GORDON-GFOA BUDGET ACADEMY	\$6.91
	2001	1/23/2025	FINANCE	TRAVEL-GORDON-GFOA BUDGET ACADEMY	\$392.98
	2002	1/23/2025	FINANCE	TRAVEL-GORDON-GFOA BUDGET ACADEMY	\$308.98
	2003	1/23/2025	FINANCE	BPO - FIN - URA INTUIT QUICKBOOKS SUBSCRIPTION	\$35.00
WELLS ONE-FIRE DEPT DBA WELLS FARGO BANK	2015	1/23/2025	LEGISLATIV	RUDY-FUNERAL FLOWERS	\$200.00
	2016	1/23/2025	FIRE	FIRE - ARBYS - CAPTAINS TEST	\$167.99
	2017	1/23/2025	FIRE	TRAVEL-FIRE-BURKE-FERNO COT CARE	\$23.00
	2018	1/23/2025	FIRE	TRAVEL-FIRE-BURKE-FERNO COT CARE	\$333.38
	2019	1/23/2025	FIRE	FIRE - DOPL - DEPT LICENSE RENEWAL	\$100.00
	2020	1/23/2025	FIRE	FIRE - SHOPWISCOMM - PAGER PARTS	\$226.91
	2021	1/23/2025	FIRE	FIRE - SOUTHWAY - FIRE REHAB	\$265.52
	2022	1/23/2025	FIRE	FIRE - VISTAPRINT - J. SORRELL BUSINESS CARDS	\$49.80
WELLS ONE-HR/RISK DEPT DBA WELLS FARGO BANK	1973	1/23/2025	HR	BPO - FACEBOOK JOB ADVERTISEMENTS	\$22.00
	1974	1/23/2025	HR	BALLOONS FOR ANNUAL HOLIDAY PARTY	\$42.33
	1975	1/23/2025	HR	BPO - FACEBOOK JOB ADVERTISEMENTS	\$68.00
	1976	1/23/2025	HR	BPO - FACEBOOK JOB ADVERTISEMENTS	\$3.57



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
WELLS ONE-HR/RISK DEPT DBA WELLS FARGO BANK	1977	1/23/2025	HR	BPO - FACEBOOK JOB ADVERTISEMENTS	\$6.53
	1978	1/23/2025	HR	BPO - FACEBOOK JOB ADVERTISEMENTS	\$160.44
	1979	1/23/2025	HR	BPO - FACEBOOK JOB ADVERTISEMENTS	\$3.96
	1980	1/23/2025	HR	BPO - FACEBOOK JOB ADVERTISEMENTS	\$68.00
	1981	1/23/2025	HR	LEAH BURRIS- PROFESSIONAL HR RECERTIFICATION	\$300.00
WELLS ONE-INFO SYS/SEC DEPT DBA WELLS FARGO BANK	1988	1/23/2025	INFOSYSTMS	BPO - NETWORK/SECURITY HARDWARE	\$798.00
	1989	1/23/2025	INFOSYSTMS	BPO - UNIFI IDENTITY LICENSES	\$58.00
	1990	1/23/2025	INFOSYSTMS	SMARTDEPLOY - ADDITIONAL LICENSES	\$427.00
	1991	1/23/2025	INFOSYSTMS	REG-D SANTIAGO-SUPERVISOR TRAINING	\$795.00
	1992	1/23/2025	INFOSYSTMS	BPO - UNIFI IDENTITY LICENSES	\$804.87
	1993	1/23/2025	INFOSYSTMS	BPO - NETWORK/SECURITY HARDWARE	\$806.00
	1994	1/23/2025	INFOSYSTMS	TRAVEL - N.DRURY - TYLER CONNECT 2025	\$1,199.00
	1995	1/23/2025	INFOSYSTMS	BPO - NETWORK/SECURITY HARDWARE	\$912.00
	1996	1/23/2025	GOLFCRS	GOLF COURSE SECURITY UPGRADE	\$680.00
	1997	1/23/2025	INFOSYSTMS	BPO - UNIFI IDENTITY LICENSES	\$49.00
WELLS ONE-LEGAL DEPT DBA WELLS FARGO BANK	1966	1/23/2025	LEGAL	ETHICS WEBINAR-IMLA; TENGONO 12/6/24	\$49.00
	1968	1/23/2025	LEGAL	ISB LICENSE RENEWAL 2025; JENNIFER TENGONO	\$450.00
	1969	1/23/2025	LEGAL	REG-TENGONO-IMLA ORDINANCE DRAFTING WEBINAR	\$49.00
	1970	1/23/2025	LEGAL	IMLA; FY25 MEMBERSHIP DUES	\$250.00
WELLS ONE-LIBRARY DEPT DBA WELLS FARGO BANK	2047	1/23/2025	LIBRARY	LIB - MARYJANES FARM - PERIODICAL RENEWAL	\$19.95
	2048	1/23/2025	LIBRARY	TRAVEL - GARR - LIBLEARNX CONFERENCE	\$276.98
	2049	1/23/2025	LIBRARY	LIB - ACRYLIC SIGNS	\$36.49
	2050	1/23/2025	LIBRARY	LIB - ARTIST RECEPTION EVENT REFRESHMENTS	\$29.45
	2051	1/23/2025	LIBRARY	LIB - BOOK RETURNS POSTAGE	\$9.13
WELLS ONE-PARKS & REC DEPT DBA WELLS FARGO BANK	1971	1/23/2025	PARKSFAC	CLEANRIVER - TRASH/RECYCLE BIN AT COMM CENTER	\$1,524.09
	1972	1/23/2025	RECREATION	YOUTH SOCCER EQUIPMENT AND SUPPLIES	\$1,025.75
WELLS ONE-POLICE DEPT DBA WELLS FARGO BANK	2023	1/23/2025	POLICE	REG-RUDIGER,WILBERT- UNDERSTANDING PSYCH BIASES	\$60.00
	2024	1/23/2025	POLICE	REG-RUDIGER,WILBERT- UNDERSTANDING PSYCH BIASES	\$60.00



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
WELLS ONE-POLICE DEPT DBA WELLS FARGO BANK	2025	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2026	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2027	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2028	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2030	1/23/2025	POLICE	BPO PD FOOD FOR K9 ZIVA;CHEWY.COM	\$75.38
	2031	1/23/2025	POLICE	REG-PD-SMITH, KENT-DE- ESCALATION TRAINING	\$150.00
	2032	1/23/2025	POLICE	PD-REESE, WINDSHIELD WASHER FLUID FOR PD VEHICLE	\$8.68
	2033	1/23/2025	POLICE	PD-REESE, FUEL WHILE IN BOISE FOR POST GRADUATION	\$30.96
	2034	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2035	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2036	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2037	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$35.00
	2039	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$32.87
	2040	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$719.99
	2041	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$719.99
	2042	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$719.99
	2043	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$719.99
	2044	1/23/2025	POLICE	PD-ALBERTSONS HOPPLE RETIREMENT CAKE AND DRINKS	\$67.81
	2045	1/23/2025	POLICE	PD-TRAVEL-ERICKSON-CRYPTO CURRENCY AND TRACING	\$317.95
	2046	1/23/2025	POLICE	PD-911 CENTER UVANGEL CLEAN UNITS	\$2,158.00
	2053	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$45.48
	2055	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$41.48
	2058	1/23/2025	POLICE	TRAVEL-OFFICER INVOLVED SHOOTING AND USE OF FORCE	\$38.79
WELLS ONE-PUBLIC WORKS DEPT DBA WELLS FARGO BANK	2004	1/23/2025	WATER	BPO-PW-W-WW-MONTHLY CHARGES; SIPTRUNK	\$34.26
			WSTWTR	BPO-PW-W-WW-MONTHLY CHARGES; SIPTRUNK	\$68.52
	2005	1/23/2025	WSTWTR	PW-WWC-OWP COURSE; WWC VOL 1; G WOOD	\$219.00



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
WELLS ONE-PUBLIC WORKS DEPT DBA WELLS FARGO BANK	2006	1/23/2025	WATER	PW-WD-CABLESLING FOR TRENCH SHORING; ID RIGGING	\$671.41
	2007	1/23/2025	WSTWTR	PW WWTP BPO DOORKING INC SUBSCRIPTION	\$41.95
	2008	1/23/2025	WATER	PW-WTP-DOPL LICENSE RENEWAL; K RIEHL DWT4-25485	\$30.00
	2009	1/23/2025	WSTWTR	PW-WWC-K DUGGAR-NASTT PIPE BURSTING COURSE	\$350.00
	2010	1/23/2025	TRNSPN	PW-STS-SMART TAGS; ASSET TAGS (100) & APP ROLLER	\$384.25
	2011	1/23/2025	WSTWTR	PW-WWC-NASTT ONLINE TRAINING	\$250.00
	2012	1/23/2025	WSTWTR	PW-WWC-NASTT ONLINE TRAINING	\$250.00
	2013	1/23/2025	WSTWTR	PW-WWC-NASTT ONLINE TRAINING	\$250.00
	2014	1/23/2025	WATER	PW-WTP-AWWA ANNUAL DUES; B INGRAM	\$276.00
WELLS ONE-SERVICE CENTER DEPT DBA WELLS FARGO BANK	1964	1/23/2025	FLTMAINT	TOW BILL FOR #153 PATROL SUV	\$141.25
WELLS ONE-TRANSIT DEPT DBA WELLS FARGO BANK	1963	1/23/2025	TRANSITOP	TRANSIT ACCESS REPORT SUBSCRIPTION (12 MONTH)	\$349.00
WESTERN EQUIPMENT	11811 0	1/23/2025	FLTMAINT	BPO - FLEET - REPAIR PARTS	\$498.95
WEX BANK	11812 0	1/23/2025	POLICE	BPO PD FUEL FOR UNMARKED DEPARTMENT VEHICLES	\$75.00
ZIEGLER BUILDING CENTER	11812 1	1/23/2025	PARKSFAC	ZIGGY'S - PIONEER PARK PROJECT ADA STALLS SUPPLIES	\$18.80
			TRNSPN	BPO - ST/TR - OPERATING/CONSTRUCTION SUPPLIES	\$37.08
Total					\$1,458,313.93



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE CANYON CREST WEST ADDITION, PHASE 1A-NORTH FINAL PLAT	AGENDA NO. V. D. AGENDA DATE: February 10, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) At their August 28, 2024 regular meeting, the City of Lewiston Planning and Zoning Commission considered the Canyon Crest West Addition to the City of Lewiston– Phase IA, Preliminary Plat, and voted unanimously to recommend approval of the plat as presented, to the Lewiston City Council. On September 9, 2024, The Lewiston City Council accepted the recommendation of the City of Lewiston Planning and Zoning Commission and voted to approve the Canyon Crest West Addition to the City of Lewiston – Phase IA, preliminary plat. The Canyon Crest West Addition to the City of Lewiston - Phase IA – North subdivision plat proposes to plat approximately 3.84 acres of undeveloped property located along the west side of 18th Street, and south of the existing The Estates at Canyon Crest Phase 2 subdivision, into 15 lots. In accordance with Section 32-12 of the Subdivision Code, this subdivision is the first phase of a proposed multi-phase development described in a Development Master Plan submitted in August of 2023. Thirteen (13) of the proposed lots in the subdivision will be “standard” lots which have frontage on an improved public street that meets or exceeds the minimum required lot width for the zone. The remaining two (2) lots comply with the requirements of Section 37-124 of City Code describing the standards for flag lot development. Several of the proposed lots are configured to abut 18th Street on the east side of the subdivision. Future transportation plans call for 18th Street to be major collector in the future and indicate that 18th street should be protected from congestion caused by direct residential approaches. To eliminate the undesired residential congestion, building lots along 18th avenue will require reverse frontage, with access control, in the form of a screening easement which will restrict direct access to abutting parcels from 18th Street. City Code Section 32-32(f) suggests this type of lot configuration with access control to “preserve the traffic function of the arterial route”. Construction of approximately 707 lineal feet of new public streets and associated public improvements has been completed, and the approved subdivision plat will dedicate those new streets to the public. The proposed southerly extension of Parkridge Way was constructed to the residential collector standard. The proposed new east-west street within the subdivision (to be named Yellowstone Court) was constructed to the Local Residential Street standard, and incorporates a cul-de-sac turn-around, which conforms to the requirements of the Lewiston Fire Department’s Standard Operating Procedure #906 for Fire Apparatus Access Roads, at its easterly terminus. Frontage improvements along approximately 272 lineal feet of existing 18th street, east of the proposed subdivision, have also been constructed. An Existing C.O.S.D sewer main already existed in the location of the	

Parkridge Way extension. Additional sewer mains were extended eastward from Parkridge Way to serve the remainder of the proposed subdivision. L.O.I.D. has agreed to provide potable water service for the proposed subdivision. Avista Utilities, and Sparklight will also provide utility services to the development. CenturyLink/Lumen Technologies elected to not provide service for the proposed development.

The subject property was recently annexed, and zoned R-2, and the proposed lot configurations adhere to the requirements of the R-2 zone, as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

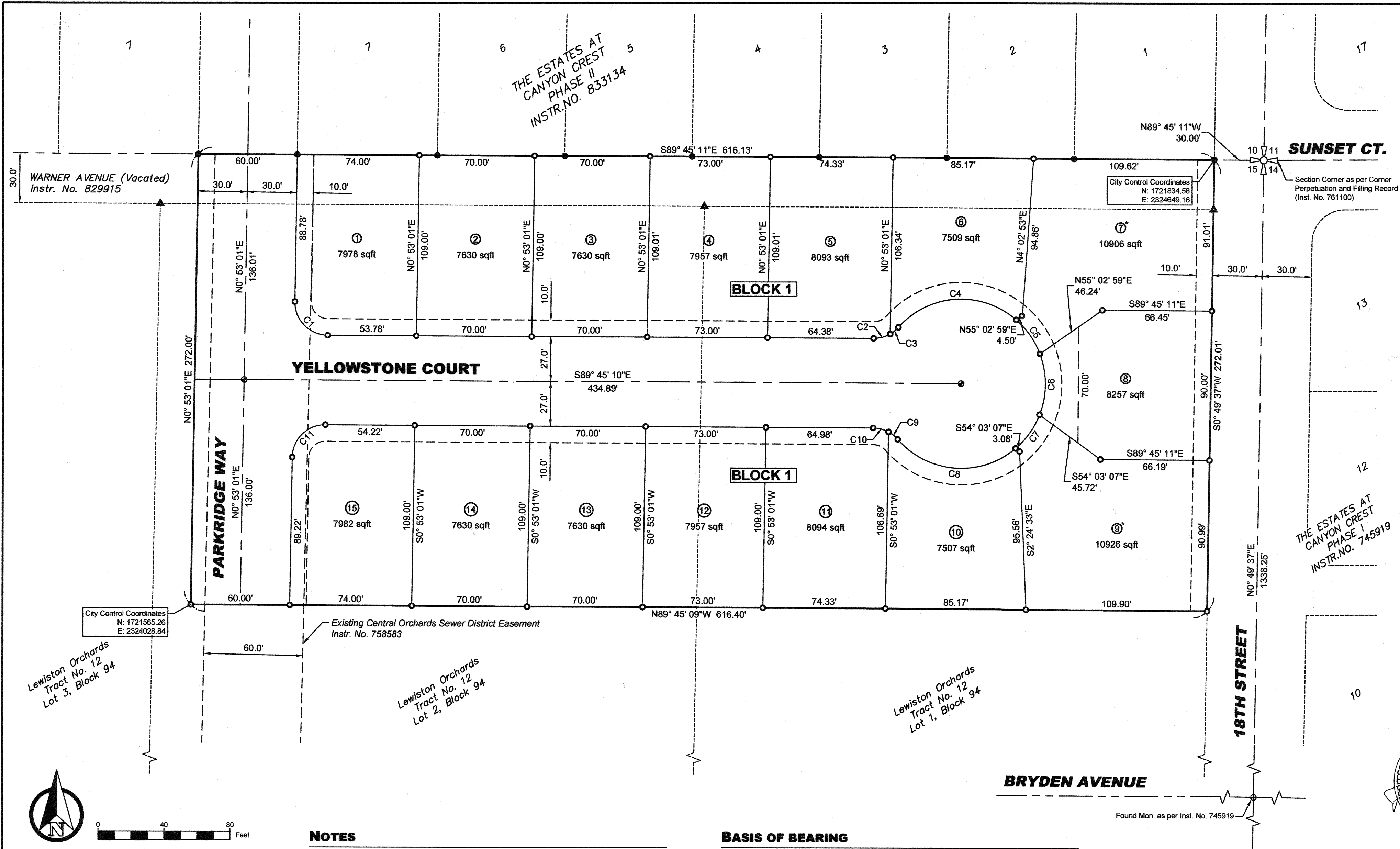
The presented subdivision plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32, and Idaho Code Title 50, Chapter 13.

BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources)

Approval of this preliminary plat will result in future impacts on Public Works' staff and budgets due to the required maintenance associated with public improvements constructed as part of the proposed development.

ACTION PROPOSED

Staff recommends that the Lewiston City Council accept and approve the Canyon Crest West Addition to the City of Lewiston – Phase IA-North, subdivision plat as presented. A draft Reasoned Statement, with entries based on the information contained in the staff report, has been attached to the information packet for your consideration or use, at your discretion.



NOTES

1. Encroachments: None
2. All Lot Frontages shall have 10-foot wide public sidewalk, utility and storm water easements.
3. All 18th Street Frontages shall have a 10' Screening Easement (coincident with the 10-foot wide Public Sidewalk, Utility and Storm Water Easement)
4. 18th St Frontage: No Vehicle Approaches
5. All Lots are required to provide on-site, subsurface detention for the storm water generated by all impervious surfaces except for an allowed 1000 square feet.
6. An existing Easement (Book 164 of Deeds, Page 467) reserves the right of Lewiston Orchards Irrigation District (L.O.I.D.) to operate and maintain their water distribution system on subject property as described. L.O.I.D. has agreed to provide service to the subdivision utilizing the Public Right-of-way and Public Utility Easements shown hereon.
7. An existing Easement (Instr. No. 758583) reserves the right of Central Orchards Sewer District (C.O.S.D.) to maintain, repair and operate their underground sewer lines on subject property as described. C.O.S.D. has agreed to provide service to the subdivision utilizing the Public Right-Of-way and Public Utility Easements shown hereon.
8. *Lots 7 & 9, Block 1 shall be considered Flag Lots.

BASIS OF BEARING

The Basis of Bearings for this Survey is the 1983 Idaho State Plane Coordinate System, west zone, and was developed from RTK-GNSS observations on Boundary and Section Controlling Corners shown hereon. Distances shown hereon are in terms of the SPC grid.

NARRATIVE

The purpose of this survey is to subdivide the overall parcels into multiple residential lots and right-of-ways, as required by the City of Lewiston. The Boundary of the parent parcels are controlled by the Warranty Deed, the Lewiston Orchards Tract No. Twelve, and the found monuments as shown on this Plat map.

Public Record Documents used in This Survey (Records of Nez Perce County, ID):

- Lewiston Orchards Tract No. Twelve - Instr. No. 52427 (Cab. I 34A)
- Corner Perpetuation and Filling Record - Instr. No. 761100
- The Estates at Canyon Crest Phase I - Instr. No. 745919
- The Estates at Canyon Crest Phase II - Instr. No. 833134
- Lewiston Orchards Irrigation Easement - Book 164 of Deeds, Page 467
- Central Orchards Sewer District Easement - Instr. No. 758583
- Warner Avenue Vacation - Instr. No. 829915
- Waranty Deed - Instr. No. 854280
- Waranty Deed - Instr. No. 913988

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	31.84	20.00	90°38'11"	S44°26'05"E
C2	10.45	20.00	28°56'40"	N75°16'30"E
C3	6.49	20.00	18°38'19"	N51°00'01"E
C4	79.31	51.00	89°05'55"	N86°14'49"E
C5	25.28	51.00	28°22'31"	S35°00'58"E
C6	37.51	51.00	42°08'10"	S0°14'22"W
C7	25.26	51.00	28°22'34"	S35°29'44"W
C8	79.32	51.00	89°06'47"	N85°45'35"W
C9	7.24	20.00	20°44'55"	N51°34'39"W
C10	9.70	20.00	27°48'03"	N75°51'09"W
C11	31.19	20.00	89°21'49"	S45°33'55"W

SCALE	1"=40'
DRAWN BY	MEE
CHECKED BY	JSH
DATE	01-17-25
JOB #	2403
SHEET	1 OF 2
DRAWING #	2403-FP1

CANYON CREST WEST ADDITION
TO THE CITY OF LEWISTON - PHASE I-A-NORTH
CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO
LEWISTON ORCHARDS TRACT NO. 12
LOT 1 & 2 BLOCK 94
NE 1/4 S. 15, T. 35 N., R. 5 W., B.M.

HEDCO
HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Juliaetta, Idaho 83535
(208) 843-9303

PROFESSIONAL ENGINEER - LAND SURVEYOR
#2102
S. Hammond
JACK SHAMMOND
1/17/25

DEDICATION

DK Holdings, LLC, an Idaho limited liability company, as its sole and separate property, being the owner of the land and premises in the accompanying plat, have caused said land to be subdivided and platted as shown upon said Plat as an addition to the City of Lewiston, Idaho, to be known as Canyon Crest West Addition to the City of Lewiston - Phase IA-North. Said undersigned owners do herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the City of Lewiston, unless identified as a private easement, all of the public easements and rights-of-way as shown upon said plat.

IN WITNESS WHEREOF We do hereby set our hands.

This 17th day of JANUARY, 2025

Daniel T. Yonge Managing Member

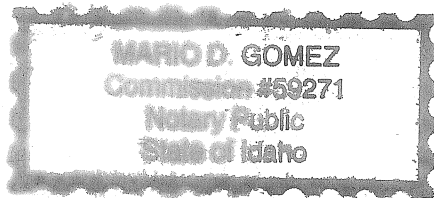
Kathryn J. Yonge Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF NEZ PERCE } S.S.

On this 17th day of January, 2025, before Mario D. Gomez a Notary Public in and for the aforesaid state, personally appeared before me Daniel T. Yonge and Kathryn J. Yonge to me known to be the persons whose names are subscribed on the foregoing dedication and acknowledged to me that they executed the same as their free and voluntary act for the purposes therein mentioned.

Mario D. Gomez Residing in Lewiston, ID
Notary Public
My Commission Expires 3/12/2030



DEEDED DESCRIPTION

(see Boundary Description for the legal description of the portion of this parcel being subdivided by this plat)

Warranty Deed Instrument No. 854280

Lots 1, 2, 3, 4, 5, 6 and 7, Block 94, Lots 1, 2 and 3, Block 95, and Lots 3 and 4, Block 97, Lewiston Orchards Tract No. 12, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerline of adjacent streets and alleys.

ALSO INCLUDING:

Warranty Deed Instrument No. 913988

A Parcel of land, located in the Northeast Quarter of Section 15, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 15 and running thence North 89°45'11" West 30.00 feet to a point on the Westerly right-of-way line of 18th Street, also being the Southeasterly corner of The Estates at Canyon Crest Phase II and the True Point of Beginning for this description.

Thence continuing along the Southerly boundary of said The Estates at Canyon Crest - Phase II North 89°45'11" West 1269.24 feet to a point on the Easterly right-of-way line of 17th Street; Thence South 1°23'13" West 30.01 feet to the intersection of said Easterly right-of-way line of 17th Street and the Southerly right-of-way line of Vacated Warner Avenue; Thence continuing South 89°45'11" East 1269.53 feet along said Southerly right-of-way of Vacated Warner Avenue to a point on the Westerly right-of-way line of said 18th Street; Thence continuing along said 18th Street right-of-way line North 0°49'52" East 30.00 feet to the True Point of Beginning for this description.

BOUNDARY DESCRIPTION

Canyon Crest West Addition to the City of Lewiston - Phase IA-North

A tract of land located in the NE ¼ Section 15, T. 35 N., R 5W., B.M., Nez Perce County, City of Lewiston, Idaho, within Lots 1 and 2, Block 94, Lewiston Orchards Tract No. Twelve according to the recorded plats thereof, records of Nez Perce County, Idaho, more particularly describes as follows:

Commencing at the Northeast Corner of Section 15 and running thence N89°45'11"W 30.00 feet to a point on the westerly right-of-way line of 18th/ Street, also being the southeasterly corner of The Estates at Canyon Crest - Phase II and the TRUE POINT OF BEGINNING for this description.

thence continuing along said westerly right-of-way line of 18th/ Street S0°49'37"W 272.01 feet;
thence N89°45'09"W 616.40 feet;
thence N0°53'01"E 272.00 feet to a point on the southerly boundary line of said The Estates at Canyon Crest - Phase II and the westerly right-of-way line of Parkridge Way;
thence continuing along said boundary line S89°45'11"E 616.13 feet to a point on said westerly right-of-way line of 18th/ Street and the TRUE POINT OF BEGINNING for this description.

Said Parcel contains 3.84 Acres, more or less

FUTURE DEVELOPMENT NOTE

Future development of the lots created by this subdivision plat require building permits based on plans complying with all City of Lewiston codes, duly adopted at the time of development, governing construction of buildings and adjacent public improvements. Prior to developing a lot, the owner or prospective owner is responsible for due diligence research to apprise themselves of all development requirements. These requirements may or may not have been identified during the subdivision process and may or may not be shown on the plat. The City of Lewiston is not responsible for any losses, financial or otherwise, resulting from the unsuitability of a lot for a specific use.

CITY CLERKS CERTIFICATE

I hereby certify that this plat and the dedications and easements shown hereon, were approved and accepted by The City Council of Lewiston, Idaho at a meeting with a quorum present held on the _____ day of _____, 2025.

City Clerk, City of Lewiston Date

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this plat and that it complies with the Subdivision Ordinance of The City of Lewiston, Idaho

Luke Antonich 1/31/25
Engineer, City of Lewiston Date
P.E. 18362

CITY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and that it complies with the requirements of Title 50, Chapter 13, Idaho Code.

Mike T. W. 1-31-2025
Surveyor, City of Lewiston Date
P.L.S. 10504

COUNTY TREASURER'S CERTIFICATE

I hereby certify that all ad valorem taxes and assessments for the property hereon described have been paid for the year 2024 and preceding years.

Robert McLaughlin 1/17/25
Nez Perce County Treasurer Date

PUBLIC HEALTH - IDAHO NORTH CENTRAL DISTRICT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Bonnie Waldman, R.E.H.S. 1-17-25
Environmental Health Specialist Date

WATER SYSTEM CERTIFICATE

All of the lots described in this plat will be eligible to receive water service from Lewiston Orchards Irrigation District (L.O.I.D.), a utility subject to the regulation of the Idaho Public Utilities Commission. L.O.I.D. has agreed in writing to serve all the lots in this subdivision.

DK Holdings, LLC

Daniel T. Yonge Managing Member

Kathryn J. Yonge Managing Member

SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the Canyon Crest West Addition to the City of Lewiston - Phase IA-North as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown.

Witness my hand and seal this 17th day of January, 2025.

Jack S. Hammond
Jack S. Hammond Idaho License No.2102

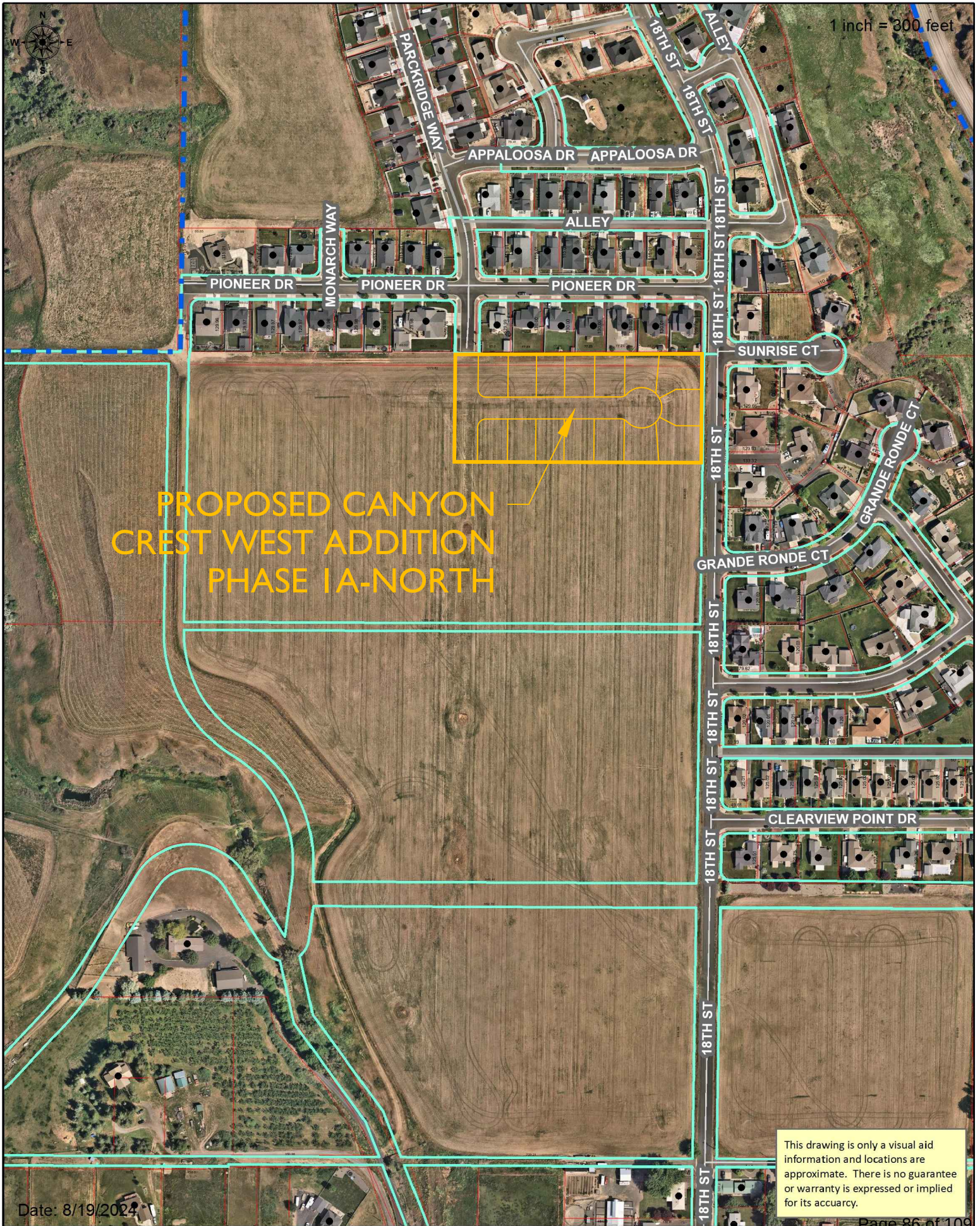


HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Juliaetta, Idaho 83535
(208) 843-9303

CANYON CREST WEST ADDITION
TO THE CITY OF LEWISTON - PHASE IA-NORTH
CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO
LEWISTON ORCHARDS TRACT NO. 12
LOT 1 & 2 BLOCK 94
NE 1/4 S. 15, T. 35 N., R. 5 W., B.M.

DRAWN BY MEE	CHECKED BY JSH
DATE 01-17-25	JOB # 2403
SHEET 2 OF 2	
DRAWING # 2403-FP2	

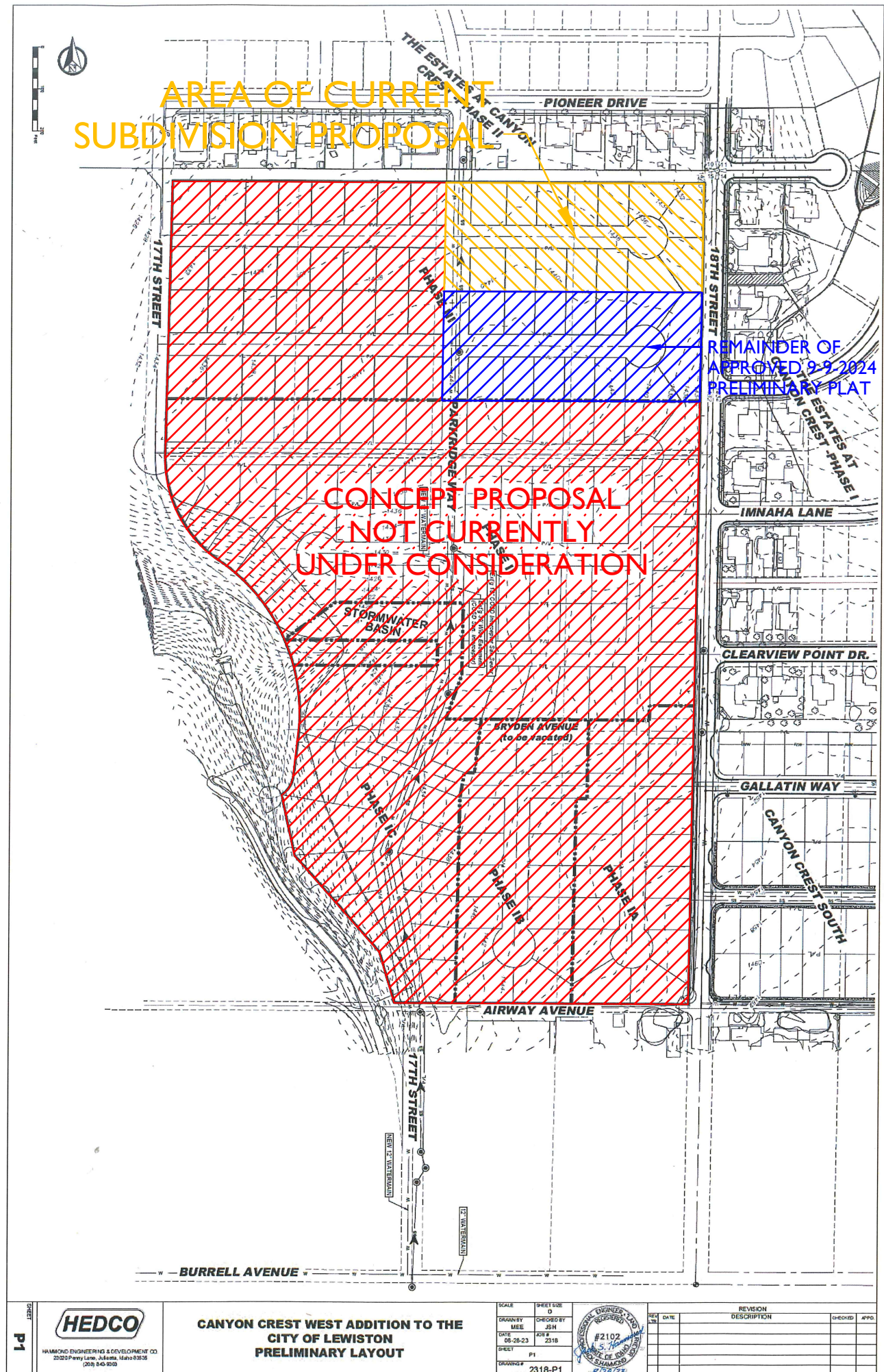
City of Lewiston



AREA OF CURRENT
SUBDIVISION PROPOSAL

CONCEPT PROPOSAL
NOT CURRENTLY
UNDER CONSIDERATION

REMAINDER OF
APPROVED 9-9-2024
PRELIMINARY PLAT



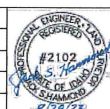
SHEET
P1



HAMMOND ENGINEERING & DEVELOPMENT CO.
23023 Penny Lane, Ada, Idaho 83401
(208) 840-9000

**CANYON CREST WEST ADDITION TO THE
CITY OF LEWISTON
PRELIMINARY LAYOUT**

SCALE: SHEET SIZE: D
DRAWN BY: MEE CHECKED BY: JSH
DATE: 06-28-23 ASX: 2318
SHEET: P1
DRAWING #: 2318-P1



REVISION	DATE	DESCRIPTION	CHECKED	APPD.

**LEWISTON CITY COUNCIL
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A
SUBDIVISION PLAT**

This document shall serve as memorialization of the rationale by the Lewiston City Council for the approval, approval with conditions, or denial of a Subdivision Plat, which shall be based upon relevant criteria and standards, including the Lewiston Comprehensive Plan, Lewiston City Code, and Idaho Code. See I.C. § 67-6535.

- I. **APPLICATION NUMBER:**
SUB24-000011
- II. **APPLICANT'S NAME AND ADDRESS:**
DK Holdings, LLC
626 Thain Road, Suite A
Lewiston ID, 83501
- III. **IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
A 3.84 Acre parcel of land located at West of 18th Street, and south of the existing The Estates at Canyon Crest Phase 2 subdivision, Lewiston, Idaho.
- IV. **IDENTIFICATION OF ZONING DISTRICT AND FUTURE LAND USE DESIGNATION OF THE SUBJECT PROPERTY:**
Low Density Residential (R-2) Zone, Neighborhood Residential.
- V. **DATE OF CONSIDERATION:**
February 10, 2025
- VI. **NAME OF GOVERNING BODY:**
Lewiston City Council
- VII. **NATURE OF SUBJECT APPLICATION:**
Application for approval of subdivision plat.
- VIII. **DECISION:**
The Lewiston City Council **APPROVES SUB24-000011 (Canyon Crest West Addition to the City of Lewiston – Phase IA-North).**

IX. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

None.

X. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this subdivision administrative plat:

1. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 32 (Subdivisions) of the Lewiston City Code. Lewiston City Code § 32-2 (Purpose and Intent) states:
 - (a) The purpose of this chapter is to provide for the orderly growth and harmonious development of the City of Lewiston, to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to insure consideration for adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal descriptions; and to provide logical procedures for the achievement of this purpose.
 - (b) Its interpretation and application, the provisions of this chapter are intended to provide a common ground of understanding and a sound equitable working relationship between the public and private interests to the end that both independent and mutual objectives can be achieved in the subdivision of land. Applicable commentary:

The Canyon Crest West Addition to the City of Lewiston - Phase IA – North subdivision plat proposes to plat approximately 3.84 acres of undeveloped property located along the west side of 18th Street, and south of the existing The Estates at Canyon Crest Phase 2 subdivision, into 15 lots. In accordance with Section 32-12 of the Subdivision Code, this subdivision is the first phase of a proposed multi-phase development described in a Development Master Plan submitted in August of 2023. Thirteen (13) of the proposed lots in the subdivision will be “standard” lots which have frontage on an improved public street that meets or exceeds the minimum required lot width for the zone. The remaining two (2) lots comply with the requirements of Section 37-124 of City Code describing the standards for flag lot development. Several of the proposed lots are configured to abut 18th Street on the east side of the subdivision. Future transportation plans call for 18th Street to be major collector in the future and indicate that 18th street should be protected from congestion caused by direct residential approaches. To eliminate the undesired residential congestion, building lots along 18th avenue will require reverse frontage, with access control, in the form of a screening easement which will restrict direct access to abutting parcels from 18th Street. City Code Section 32-32(f) suggests this type of lot configuration with access control to “preserve the traffic function of the arterial route”. Construction of approximately 707 lineal feet of new public streets and associated public improvements has been completed, and the approved subdivision plat will dedicate those new streets to the public. The proposed southerly extension of Parkridge Way was constructed to the residential collector standard. The proposed new east-west street within the

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR SUB24-000011 (Canyon Crest West Addition to the City of Lewiston – Phase IA-North)

Page 2 of 6

subdivision (to be named Yellowstone Court) was constructed to the Local Residential Street standard, and incorporates a cul-de-sac turn-around, which conforms to the requirements of the Lewiston Fire Department's Standard Operating Procedure #906 for Fire Apparatus Access Roads, at its easterly terminus. Frontage improvements along approximately 272 lineal feet of existing 18th street, east of the proposed subdivision, have also been constructed. An Existing C.O.S.D sewer main already existed in the location of the Parkridge Way extension. Additional sewer mains were extended eastward from Parkridge Way to serve the remainder of the proposed subdivision. L.O.I.D. has agreed to provide potable water service for the proposed subdivision. Avista Utilities, and Sparklight will also provide utility services to the development. CenturyLink/Lumen Technologies elected to not provide service for the proposed development.

2. The proposed subdivision **will** be in conformance with the Lewiston Comprehensive Plan's requirements and objectives. Applicable commentary:

The proposed subdivision is in conformance with the Lewiston Comprehensive Plan which includes the subject property in the Neighborhood Residential - Future Land Use Designation area. The proposed subdivision promotes the desired Neighborhood Residential characteristics by providing a relatively low intensity residential neighborhood with adequate street and utility access.

3. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 37 (Zoning Code) of the Lewiston City Code. Lewiston City Code § 37-2 (Purpose) states: "The purpose of this chapter is to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare." Applicable commentary:

The proposed plat adheres to the requirements for the R-2 Zone which were established to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.

4. The proposed subdivision **will** be in compliance with Chapter 37 (Zoning) of the Lewiston City Code standards (unless otherwise waived by Conditional Use Permit or Variance) to include meeting the minimum lot depth, minimum lot width, and minimum lot area standards as set forth by the zoning district which it is located in. Applicable commentary:

The proposed subdivision was reviewed by the City of Lewiston Community Development Department, and Community Development staff confirmed that the proposed subdivision is in compliance with applicable standards contained in Chapter 37 of Lewiston City Code, and meets the lot configuration requirements for lot width, lot depth, and lot size as established for the applicable R-2 zone.

5. The proposed subdivision **does** include the entire tract of land, unless an approved preliminary plat, planned unit development (PUD), or approved development master plan shows development in phases. Applicable commentary:

The plat area includes the first phase of the multi-phase development described in a Development Master Plan submitted in August of 2023.

6. The proposed subdivision **does not** contain all or any part of the site of a proposed park, school, flood control facility, or other public area as shown by the City's Comprehensive Plan or future acquisitions map. Applicable commentary:

The approved City Comprehensive plan does not propose any public areas at this location.

7. The proposed subdivision **is not** within a known floodplain. Applicable commentary:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) do not indicate that the platted property is located in a designated floodplain.

8. The proposed subdivision **does not** have, in whole or in part, terrain having an average slope exceeding ten percent (10%). Applicable commentary:

The native slopes of all land located within the plat area were less than the 10% threshold. All constructed improvements were designed by an Idaho licensed engineer.

9. The final subdivision plat **is** in substantial conformance with the applicable preliminary plat previously approved by the Lewiston City Council. Applicable commentary:

The final plat is in substantial conformance to the preliminary plat that was approved by the City Council on September 9, 2024

10. All required Public Improvements **have** been completed and approved by the City Engineer, or the serving utility. Applicable commentary:

Construction of approximately 707 lineal feet of new public streets and associated public improvements has been completed, and the approved subdivision plat will dedicate those new streets to the public. The proposed southerly extension of Parkridge Way was constructed to the residential collector standard. The proposed new east-west street within the subdivision (to be named Yellowstone Court) was constructed to the Local Residential Street standard, and incorporates a cul-de-sac turn-around, which conforms to the requirements of the Lewiston Fire Department's Standard Operating Procedure #906 for Fire Apparatus Access Roads, at its easterly terminus. Frontage improvements along approximately 272 lineal feet of existing 18th street, east of the proposed subdivision, have also been constructed. An Existing C.O.S.D sewer main already existed in the location of the Parkridge Way extension. Additional sewer mains were extended eastward from Parkridge Way to serve the remainder of the proposed subdivision. L.O.I.D. has agreed to provide potable water service for the proposed subdivision. Avista Utilities, and Sparklight will also provide utility services to the development. CenturyLink/Lumen Technologies elected to not provide service for the proposed development.

11. The City Engineer **has** indicated approval of public improvements, the plat's conformance with the City Subdivision Ordinance, and a recommendation of approval of the subdivision plat to the City Council, by signing the Engineer's Certificate. Applicable commentary:

The City Engineer Certification was signed on January 31, 2025.

12. The City Surveyor **has** indicated the plat's conformance with the requirements of Title 50, Chapter 13, Idaho Code, and a recommendation of approval of the subdivision plat to the City Council, by signing the City Surveyor's Certificate. Applicable commentary:

The City Surveyor Certification was signed on January 31, 2025.

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could not** take actions to obtain approval, the explanation is:

Not applicable.

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could** take actions to obtain approval, such actions might include:

Not applicable.

NOTICE TO APPLICANT AND AFFECTED PERSONS: An applicant or affected person may file a written request for reconsideration with the City Clerk to request that the City Council reconsider its final decision within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14th) day after the City Council has adopted this Reasoned Statement of Relevant Criteria and Standards. The written request for reconsideration shall include, at a minimum, the following information: (i) the name and address of the applicant or affected person requesting reconsideration, (ii) the specific deficiencies in the decision for which reconsideration is sought, and (iii) a description of any procedural injury or substantial harm to real property interest(s) suffered as a result of the decision, all in accordance with Lewiston City Code § 37-185(b)(1). A form may be obtained from the City Clerk. A request for reconsideration shall be a mandatory exhaustion of an applicant or affected person's administrative remedies prior to the filing of a petition for judicial review of a final decision made by the City Council.

Every final decision rendered shall provide or be accompanied by notice to the applicant regarding the applicant's right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. The mailing of a signed and dated copy of this Reasoned Statement of Relevant Criteria and Standards by the City to the applicant shall constitute compliance with such notice requirement. An applicant denied an application or an affected person aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance, as described above, seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

By: _____
Daniel G. Johnson, Mayor

Date of Signature: _____

ATTEST: _____
Tanya M. Brocke, City Clerk



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2025-3	AGENDA NO. VI. B. AGENDA DATE: February 10, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) This resolution will authorize Human Resources to destroy COBRA records from the year 2021, PERSI records from the year 2019, Personnel files for former employees who separated from the City of Lewiston in the year 2014 or earlier, and Medical files for employees who separated from the City of Lewiston in the year 2019 or earlier, as set forth by the City of Lewiston Records Retention Policy.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None.	
ACTION PROPOSED Council approve Resolution 2025-03.	

RESOLUTION 2025-03

A RESOLUTION AUTHORIZING THE DESTRUCTION OF CERTAIN HUMAN RESOURCES DEPARTMENT RECORDS

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

SECTION 1: Pursuant to Idaho Code § 50-907(7) and the City of Lewiston Records Retention Policy and Schedule set forth in Resolution 2023-54, the City Council hereby authorizes the destruction of the following records of the Human Resources Department:

- a. Personnel files of former employees who separated from employment with the City of Lewiston in the year 2014 or earlier,
- b. COBRA records from the year 2021,
- c. PERSI records from the year 2019, and
- d. Medical files of former employees who separated from employment with the City of Lewiston in the year 2019 or earlier.

SECTION 2: This resolution shall become effective upon its passage.

PASSED this _____ day of _____ 2025.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

**CITY OF LEWISTON CITY COUNCIL
DECISION ON RECONSIDERATION OF ZNC24-4**

This document shall serve as memorialization of the rationale for affirming, reversing or modifying the decision of the Lewiston City Council, which shall be based upon criteria provided for in Title 37 of Lewiston City Code.

- I. **APPLICATION NUMBER:**
ZNC24-4
- II. **APPELLANT'S NAME AND ADDRESS:**
CLC Sales, Inc.
Chris Clark
1610 Wheatland Drive
Pullman, WA 99163
- III. **APPLICANT'S NAME AND ADDRESS:**
CLC Sales, Inc.
Chris Clark
1610 Wheatland Drive
Pullman, WA 99163
- IV. **IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
Approximately the easterly forty-three feet of 132 Thain Road
- V. **DATE OF PUBLIC HEARING:**
November 25, 2024
- VI. **DATE OF CITY COUNCIL'S DECISION:**
December 9, 2024
- VII. **DATE OF RECONSIDERATION BY LEWISTON CITY COUNCIL:**
January 6, 2025
- VIII. **NAME OF HEARING BODY:**
The Lewiston City Council
- IX. **DECISION:**
The Lewiston City Council REVERSES its decision of ZNC24-4.

X. FINDINGS OF FACT:

1. The applicant/appellant is Chris Clark on behalf of CLC Sales, Inc.
2. The property owner of record is CLC Sales, Inc., whose mailing address is 132 Thain Rd. Ste. 12, Lewiston, ID 83501.
3. The subject property is approximately 0.477 acres. However, the portion of the subject property subject to the application for zone change contains approximately forty-three feet (43') of the existing office building and accompanying area of the subject property.
4. The subject property is located in the Community Commercial, C-3, Zoning District.
5. An Application For Zone Change was received on or about August 30, 2024, with attachments.
6. The application is for zone change approval to rezone a portion of the subject property from Community Commercial, C-3, Zone to the Medium Density Residential, R-3, Zone.
7. The application was opened on Citizen Serve on August 30, 2024 and assigned as application number ZNC24-4.
8. Lewiston City Code § 37-64 identifies the following uses and their accessory uses as being permitted outright in the Community Commercial, C-3, Zoning District:
 - a. Car wash, subject to the special conditions of section 37-60.1(1) of this Code;
 - b. Commercial marina;
 - c. Commercial entertainment facility;
 - d. Day care center, subject to the special conditions of section 37-20.1(5) of this Code;
 - e. Eating or drinking establishment;
 - f. Motel/hotel;
 - g. Personal service uses;
 - h. Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
 - i. Public or governmental offices or semi-public uses which uses are similar to other uses permitted outright in this zone;
 - j. Recreational vehicle park when in conformance with chapter 23 of this Code;
 - k. Residential uses legally established as of December 31, 2004;
 - l. Retail sales and service;
 - m. Service station, subject to the special conditions of section 37-60.1(2) of this Code;
 - n. Church.
9. Lewiston City Code § 37-43 identifies the following uses and their accessory uses as being permitted outright in the Medium Density Residential, R-3, Zoning District:
 - a. Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
 - b. Church, subject to the special conditions of section 37-20.1(2) of this Code;
 - c. Class A manufactured home;
 - d. Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
 - e. Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
 - f. Intermediate term care facility, subject to the special conditions of section 37-44.1(1) of this Code;
 - g. Long-term care facility, subject to the special conditions of section 37-44.1(2) of this Code;

- h. Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;
 - i. Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
 - j. Multifamily dwelling, meeting the standards of section 37-124.1 of this Code;
 - k. Park, subject to the special conditions of section 37-20.1(4) of this Code;
 - l. School, subject to the special conditions of section 37-20.1(3) of this Code;
 - m. Single-family dwelling;
 - n. Small lot development subject to the requirements of section 37-33, standards for small lot development;
 - o. Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;
 - p. Two-family dwelling.
10. The existing use on the site is: multi-unit commercial office space.
 11. Current access to the site is from 8th Street C and Vista Avenue.
 12. A copy of the application and plans was transmitted to interested and affected public agencies on September 6, 2024, and no written comments were received.
 13. Pursuant to Lewiston City Code § 37-184(b)(2), a public hearing notice containing the date, time, place of the public hearing, and a summary of the proposed application was mailed to property owners within 330 feet of the exterior boundaries of the subject property on September 6, 2024, at least eight (8) calendar days prior to the public hearing for the Planning and Zoning Commission's consideration of the application.
 14. The public hearing notice was duly published in the Lewiston Tribune on September 8, 2024, at least fifteen (15) days prior to the public hearing date.
 15. On September 17, 2024, the subject property was duly posted with the public hearing notice for the Planning and Zoning Commission's consideration of the application pursuant to Idaho Code § 67-6512(b) at least one (1) week prior to the public hearing.
 16. On September 25, 2024, a public hearing before the Planning and Zoning Commission was held:
 - a. The public hearing was opened at 6:17 p.m.
 - b. Katie Hollingshead, Assistant City Planner, presented the staff report
 - c. Jerry Brotnov, Architect for Applicant, presented testimony in support of the application
 - d. Oral Public Comments were received from:
 - i. Michael Edwards – Opposed
 - e. No Written Public Comments were received
 - f. Applicant provided rebuttal testimony
 - g. The Planning and Zoning Commission asked questions of City staff and the Applicant
 - h. The public hearing was continued to the next regularly scheduled Planning and Zoning Commission meeting at 7:03 p.m.
 17. Because the Commission requested additional information from City Staff who was not present at the public hearing, the public hearing was continued until the next regular P&ZC meeting with a 5-0 vote in favor (voice vote).
 18. On October 9, 2024, the continuation of the public hearing before the Commission was held:
 - a. The public hearing was opened at 5:35 p.m.

- b. Joel Plaskon, City Planner, presented the additional information to the Commission as requested
 - c. Applicant, presented testimony in support of the application
 - d. No Oral Public Comments
 - e. Written Public Comments were received:
 - i. Noah Prescott – In support
 - f. Applicant, was provided the opportunity to provide rebuttal testimony
 - g. The public hearing was closed at 6:06 p.m.
19. The Planning and Zoning Commission deliberated and discussed the relevant criteria and standards, identified relevant facts and information, and articulated detailed reasons for its proposed decision to approve ZNC24-4.
 20. The Planning and Zoning Commission, by voice vote, voted 6-1, to direct staff to draft the Reasoned Statement of Relevant Criteria and Standards approving ZNC24-4.
 21. On October 23, 2024, the Planning and Zoning Commission, by voice vote, voted 5-0, to adopt its Reasoned Statement of Relevant Criteria and Standards drafted by staff as proposed.
 22. Pursuant to Lewiston City Code § 37-184(b)(2), a public hearing notice containing the date, time, place of the public hearing, and a summary of the proposed application was mailed to property owners within 330 feet of the exterior boundaries of the subject property on November 8, 2024, at least eight (8) calendar days prior to the public hearing for the City Council’s consideration of the application.
 23. The public hearing notice was duly published in the Lewiston Tribune on November 10, 2024, at least fifteen (15) days prior to the City Council’s public hearing date.
 24. On November 18, 2024, the subject property was duly posted with the public hearing notice for the City Council’s consideration of the application pursuant to Idaho Code § 67-6512(b) at least one (1) week prior to the public hearing.
 25. On November 25, 2024, a public hearing before the Lewiston City Council was held:
 - a. The public hearing was opened at 6:56 p.m.
 - b. City Councilor Kathy Schroeder requested recusal from this matter because her brother is the property owner of 134 Thain Road
 - c. Joel Plaskon, City Planner, presented the staff report
 - d. Applicant, addressed the City Council
 - e. Oral Public Comments were received from:
 - i. Michael Edwards – opposed
 - ii. Bill Kessler – opposed due to one-way street only
 - f. City Council questioned City Planner Plaskon
 - g. Applicant, provided rebuttal testimony
 - h. The public hearing was closed at 7:19 p.m.
 26. Councilor Liedke moved to direct staff to draft the relevant criteria and standards, identified relevant facts and information, and articulated detailed reasons for the proposed decision to approve ZNC24-4.
 27. The City Council, by voice vote, voted 1-4, to approve ZNC24-4 with Councilor Schroeder abstaining; the motion failed

28. The City Council provided guidance to the Applicant on what he could do to obtain approval for his request.
29. A Reasoned Statement of Relevant Criteria and Standards was prepared and presented to the City Council for consideration on December 9, 2024, which the City Council adopted, by voice vote, with a 4-2 majority vote.
30. On December 16, 2024, the City Clerk received a Request for Reconsideration (per Lewiston City Code § 37-185(b)) from the Applicant, which was transmitted to the City Council and included with the public record.
31. The record contains:
 - a. Notice of Public Hearing
 - b. Map of area to receive mailed public hearing notices
 - c. List of names and addresses receiving mailed public hearing notices
 - d. Application materials
 - e. City Planner's Staff Report and referenced materials
 - f. Public comments
 - g. YouTube recordings of September 25, 2024 and October 9, 2024 Planning and Zoning Commission meetings
 - h. Reasoned Statement of Relevant Criteria and Standards for ZNC24-4 adopted October 23, 2024
 - i. YouTube recordings of November 25, 2024 and December 9, 2024 City Council meetings
 - j. Reasoned Statement of Relevant Criteria and Standards for ZNC24-4 adopted December 9, 2024
 - k. Request for Reconsideration received December 15, 2024 and referenced materials
32. On January 6, 2025, a public meeting before the City Council was held to allow the City Council to reconsider ZNC24-4:
 - a. City Attorney Jennifer Tengono presented her report:
 - i. As summarized, the Applicant requested the City Council to reconsider its denial of ZNC24-4 for the following reasons:
 1. The City Council incorrectly determined the requested rezone is not in conformance with the City's Comprehensive Plan because it is "fronted on both sides by residential streets and is in an area of mix use properties" that contains both commercial and residential uses.
 - a. Applicant further noted that Councilor Liedkie correctly stated the rezone does not negatively impact the neighboring properties.
 2. The City Council incorrectly determined the property is not at least well suited or better suited for the proposed zoning designation of the Medium Density Residential, R-3, Zone because the property is bordered by R-3 zoned properties, and because Applicant has been unable to rent out the commercial office space in the building.
 3. While the City Council stated that split zoning is not desired, the City Council has split zoned a large portion of Bryden Avenue—which is contrary to its statements that split zoning does not present a "clean and concise" application of zoning.

4. The City Council incorrectly determined that the proposed use of the property is not suitable for the property because it is bordered on two sides by residential uses and will not place an undue burden on the delivery of services.
 5. The City Council placed too much weight on Mr. Edwards' testimony, which was irrelevant and false.
 6. Applicant disputes the need to work with City staff to change the City Code to allow for split-zoned developments under defined conditions, since it is already an allowed use that the City Council can approve.
 7. Applicant alleges that Councilor Spickelmire is biased because he made a statement that he (Councilor Spickelmire) did not believe Applicant's financial challenges were a consideration to be taken by the City Council.
 - a. Applicant has requested that City Attorney review Councilor Spickelmire's statements and remove Councilor Spickelmire from further participation.
 8. Applicant asserts that the City Council has substantially harmed him because he is not being permitted to use his property to its "highest and best use" when the City Council has determined that there are no adverse effects on the neighbors or the City's ability to provide services to the property; and when the City has itself split zoned property in the past for its own purposes.
- ii. The City Attorney testified that she believed the Applicant raised the following issues in his request for reconsideration:
1. The sufficiency or weight of the evidence in the record that the City Council relied upon when making its decision to deny ZNC24-4.
 2. The City Council misinterpreted its own City Code when ultimately denying ZNC24-4.
 3. An allegation of bias against an applicant in a land use application because a Councilmember made an unfavorable statement in deliberation concerning the Applicant's financial interests in the property.
 4. That by denying the application, the Applicant is denied the "highest and best use" of its property.
- b. Following the City Attorney's report and testimony, the City Council discussed and deliberated the Applicant's Request for Reconsideration point by point and made the following conclusions:

Conclusion			Standards
Affirm	Reverse	Modify	
	X		Finding 1: The proposed rezone is not in general conformance with the Lewiston Comprehensive Plan. Explanation: Councilor Klein stated that although the NC designation is primarily intended for commercial uses, apartments are listed as a supporting use for this designation, so the proposed mixed use of the rezone is in conformance with the Comprehensive Plan. Therefore, the

			presence of residential apartments would not hinder future commercial uses on adjacent commercial areas.
	X		Finding 2: The Subject Property is not at least as well suited or is better suited for the proposed zoning district than the existing zoning district. Explanation: Councilor Forsmann stated that Applicant's inability to rent out the commercial units shows that the residential use is more suitable than commercial of this portion of the building. She highlighted that it is better to have the building occupied with mixed use than to allow it to be partially vacant.
	X		Finding 3: The proposed rezone does/does not present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity. Explanation: Council President Kleeburg stated that he did not believe the subject property being rezoned will negatively affect any other current zoning district.
	X		Finding 4: The effects of the proposed rezone are not anticipated to place undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction, including school districts. Explanation: The City Council did not believe the proposed rezone would place undue burden upon the delivery of services.
	X		Finding 5: The size, type, intensity, and density of development expected to occur on the Subject Property as a result of this rezoning is not suitable for the area but will not unduly burden the neighborhood, public infrastructure, or environmental resources. Explanation: The City Council decided that the proposed rezone of the subject property was suitable for the area because there are already mixed uses in the area.
In making the above findings, the City Council adopted the Reasoned Statement of Relevant Criteria and Standards for ZNC24-4 adopted by the Planning and Zoning Commission on October 23, 2024.			

X. CONCLUSIONS OF LAW

The City Council reviewed the Request for Reconsideration with regard to Lewiston City Code § 37-185, and based on the conditions required herein, concludes ZNC24-4 **meets the standards of approval** under Lewiston City Code § 37-1801.1 and Idaho Code § 67-6512.

XI. DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Lewiston City Council hereby REVERSES its decision to DENY ZNC24-4.

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could not** take actions to obtain approval, the explanation is:

Not applicable. The decision is to reverse ZNC24-4.

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could** take actions to obtain approval, such actions might include:

Not applicable. The decision is to reverse ZNC24-4.

NOTICE TO APPLICANT AND AFFECTED PERSONS: Pursuant to Lewiston City Code 37-185(b)(3) a decision on reconsideration of a final decision made by the Lewiston City Council is not eligible for reconsideration.

Every final decision rendered shall provide or be accompanied by notice to the applicant regarding the applicant's right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. The mailing of a signed and dated copy of this Reasoned Statement of Relevant Criteria and Standards by the City to the applicant shall constitute compliance with such notice requirement. An applicant denied an application or an affected person aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance, as described above, seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

By: _____
Daniel G. Johnson, Mayor

Date of Signature: _____

ATTEST: _____
Tanya M. Brocke, City Clerk



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE FIRST READING OF ORDINANCE 4932	AGENDA NO. VI. C. 2. AGENDA DATE: February 10, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) This ordinance, number 4932, if passed will rezone the easterly forty-five feet (approximately) of 132 Thain Road from Community Commercial, C-3, to Medium Density Residential, R-3 (ZNC24-4).	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None.	
ACTION PROPOSED The Planning and Zoning Commission has recommended that City Council approve rezone number ZNC24-4.	

CITY ORDINANCE NO. 4932

AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZNC24-4, DECLARING THAT CERTAIN REAL PROPERTY BE REMOVED FROM THE COMMUNITY COMMERCIAL (C-3) ZONE TO THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the real property described in Section 1 is within the Community Commercial (C-3) Zone, and consists of approximately the easterly forty-three feet (43') of the east portion of the property located at 132 Thain Road;

WHEREAS, on September 25, 2024 and October 9, 2024, the Lewiston Planning and Zoning Commission held a duly noticed public hearings to consider ZNC24-4, an application to rezone the above-described real property to the Medium Density Residential (R-3) Zone, and recommended approval of ZNC24-4 to the Lewiston City Council on October 23, 2024; and

WHEREAS, on November 25, 2024, the Lewiston City Council held a duly noticed public hearing to consider ZNC24-4, and subsequently completed a written Reasoned Statement, all in accordance with Idaho Code §§ 67-6509, 67-6511 and 67-6535.

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

SECTION 1: The real property described in Exhibit A, attached hereto, and incorporated herein, is hereby removed from the Community Commercial (C-3) Zone, and included in the Medium Density Residential (R-3) Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 2: The Zoning Map of the City of Lewiston is hereby amended to remove said real property described above from the Community Commercial (C-3) Zone and include said real property in the Medium Density Residential (R-3) Zone.

SECTION 3: The real property being rezoned is depicted in Exhibit B, attached hereto, and incorporated herein.

ORDINANCE NO. 4932

Page 1 of 4

SECTION 4: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this _____ day of _____, 2024.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

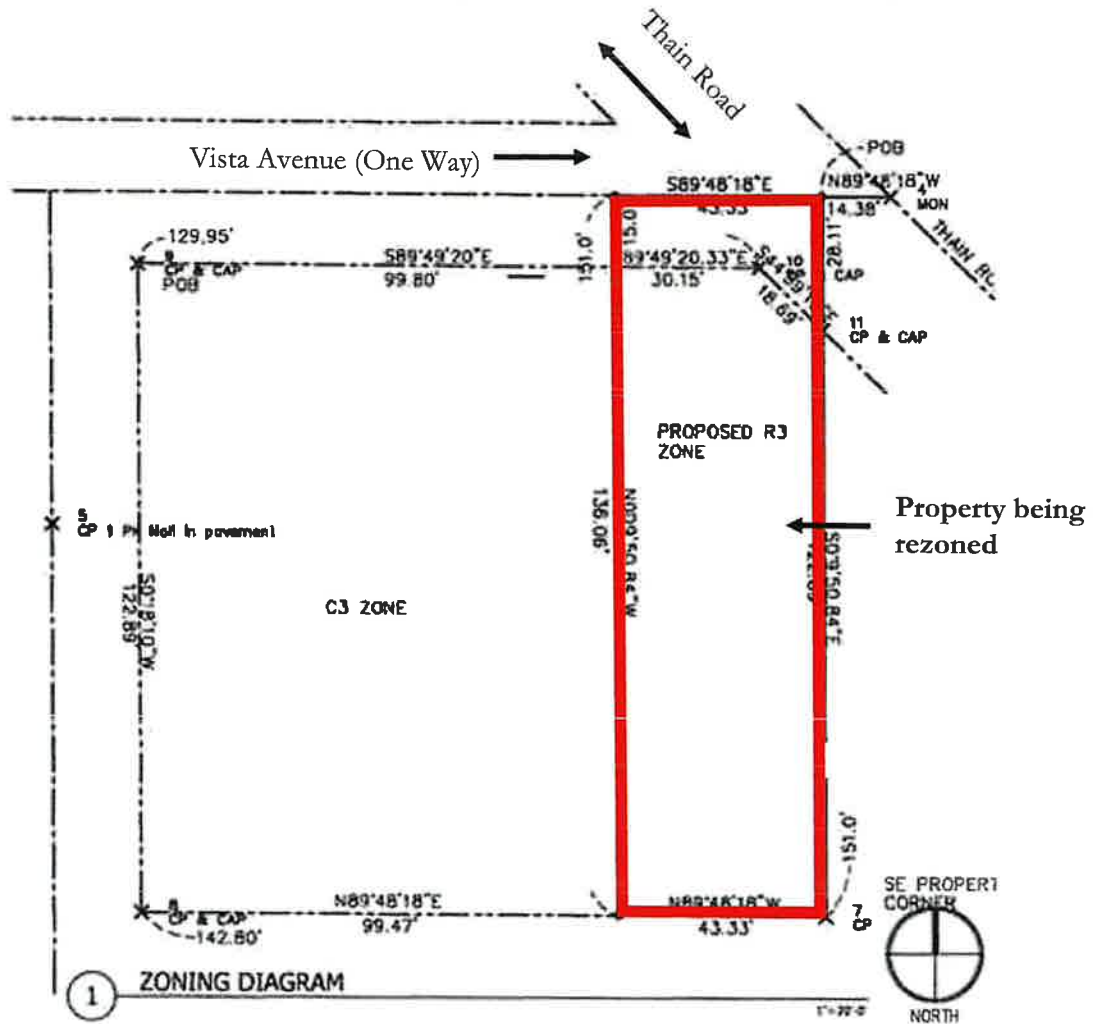
Tanya M. Brocke, City Clerk

Exhibit A
Legal Description of Rezoned Property

The proposed land use is regulated by the City of Lewiston Zoning Code Chapter 37, Article III to be classified as R3 Medium Density Residential and described as follows:

Commencing at the intersection of Thain Road and Vista Avenue thence N89°48'18"W a distance of 14.38' to the TRUE POINT OF BEGINNING; thence S0°9'50.84"E 151'; thence N89°48'18"W a distance of 43.33'; thence N0°9'50.84"W a distance 151'; thence S89°48'18"E a distance of 43.33' to THE POINT OF BEGINNING

**Exhibit B
Depiction of Property**



CITY ORDINANCE NO. 4938

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 35-81(1) RELATING TO THE SERVICE OF A PARKING VIOLATION NOTICE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: Lewiston City Code § 35-81(1) is hereby amended as follows:

Sec. 35-81. Parking violation notice and procedures.

The police department and the community resource officer shall have the authority to issue parking violation notices.

- (1) The notice shall state the amount of the required payment, instructing the owner or operator of such vehicle to make payment to the city treasurer's office. The violation notices shall be numbered consecutively, shall state the time, date and location that the violation notice was issued, the name of the issuing officer, the number of the city code section which has been violated, a brief description of the violation and the make and license number of the vehicle. The violation notice shall be affixed to the vehicle that has been improperly parked, stopped, or left standing. ~~If the vehicle is a vehicle meant to be towed, such as a house trailer, tent trailer, utility trailer, travel trailer, boat, or snowmobile, then the violation notice shall be affixed to said vehicle and either hand-delivered to the record owner thereof or mailed to the last known address of the record owner as appears on the vehicle registration records of the state of Idaho.~~ Each person violating the provisions of this article shall make payment to the city treasurer's office within thirty (30) calendar days of the date the parking violation notice was issued. The payment required for each notice of improper parking in violation of the provisions of this article shall be as follows:

...

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

PASSED this _____ day of _____, 2025.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk