

February 12, 2025

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

I. CALL TO ORDER

COMMISSIONERS PRESENT: Emily Wolf, Vice Chair; Maureen Anderson; Shaunita Cable; Cynthia Ball

COMMISSIONERS EXCUSED: Gabriel Jacoboni, Chair; Kathy Branson; Kevin Kelly;

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF JANUARY 22, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Ball and Anderson moved and seconded, respectively, approval of the January 22, 2025 meeting minutes with corrections. The motion carried 4-0.

B. PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-02-24 (ACTION ITEM):

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

Staff Plaskon provided a verbal summary and history of the amendments proposed in ZA-02-24 to remove the prohibition on the use of shipping containers as buildings in the city.

There being no questions for staff, Vice Chair Wolf asked for public testimony.

Staff Ortiz read the following emails to the commissioners.

Email from Marilyn Irvine, Lewiston "I am writing to ask you to vote against the placement of shipping containers in residential neighborhoods. These ugly hulks downgrade the appearance of neighborhoods. We have had two of these industrial boxes in our neighborhood and they are eyesores. Vote against the placement of shipping containers in neighborhoods. They belong in industrial parks. If people

need additional storage, there are many commercial storage units to choose from in the LC Valley."

Email from William Furstenau, Lewiston "I apologize for not appearing in person to present my testimony, but a prior commitment makes that inadvisable.

Three decades ago, out of a sense of civic pride, our city council decided to ban the installation of shipping containers for use as storage units in residential areas and limit the temporary use of these eyesores in commercial zones. Back then, city officials recognized that shipping containers were unsightly, contributed to the degradation of neighborhoods, and were rightly perceived as trashy. This law from 30 years ago is still on the books, and it should stay on the books. But over time, the code has been flagrantly violated and enforcement has been largely ignored. Thus, illegal shipping containers are scattered all over town. This is a clear illustration of the fact that ignoring bad behavior leads to more bad behavior. So now, you members of the Planning and Zoning Commission are being asked to reward bad behavior by throwing out the present law and replacing it with one that would allow the installation of shipping containers in all zones, anywhere in the city, in any neighborhood. Shipping containers are not accessory buildings. Shipping containers are shipping containers. Nothing can change that. And rewarding bad behavior for whatever reason is never a good idea, because those who are misbehaving might get used to it. What's next on the list of existing piles of junk that should be allowed - just because? This town needs to be cleaned up, and here is a good place to start. Let's keep the present law that bans shipping containers. Let's not reverse one of the few options we citizens of Lewiston have that protects us from having to put up with this kind of stuff."

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

After deliberation Commissioner Anderson and Cable moved and seconded, respectively, to recommend approval of ZA-02-24 to the City Council. Motion passed 3-1 with Commission Ball apposing.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the February 26, 2025 meeting.

All current commissioners present will be in attendance for the February 26, 2025 meeting.

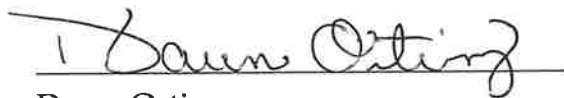
Staff Plaskon said that there will be a public hearing for a Conditional Use Permit at the February 26th meeting. He also stated the Zoning Code Amendment to amend the Small Lot Development Standards went to City Council for public hearing and they passed the 1st reading of the ordinance, but they changed it so that the developers would only have to meet 2 of the 10 design standards instead of the 5.

Staff Tengono stated that Idaho Supreme Court has recently issued a new decision. This decision encourages making sure that boards and commissions appropriately identify the specific standards and criteria for which they're basing their decisions on. And obviously, the longer the record is the longer your decision should be. She will be issuing an advice letter at a later date.

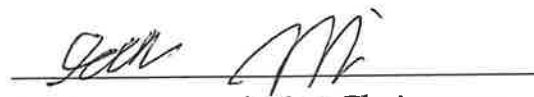
V. ADJOURN

There being no further business, Commissioner Anderson and Ball moved and seconded, respectively, to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 5:49 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 26th day of February, 2025.

