



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
May 14, 2025 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

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

I. CALL TO ORDER

II. CITIZENS COMMENTS

An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three (3) minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF APRIL 9, 2025 MEETING MINUTES (ACTION ITEM)

- B. CONSIDERATION OF CHANGES TO ZA-02-25, TINY HOUSES (ACTION ITEM):** : The Commission will consider revision to the draft of the allowance of tiny houses that they initiated at their April 9, 2025 meeting.
- Action Item ()

- C. CONSIDERATION OF INITIATION OF ZONING CODE AMENDMENT ZA-03-25 PRESCHOOL (ACTION ITEM):** The Commission will consider amendments to Lewiston Zoning Code Chapter 37. These amendments include adding definitions for Preschool Facility and School, allowing a preschool as a permitted use in various zoning districts, removing a preschool as a conditional use in various zoning districts and amending the special conditions applicable to preschools and other uses. If the Commission initiates the amendments, staff will schedule a Commission public hearing on the proposal. - Action Item ()

- D. PRELIMINARY PLAT FOR RIDGELINE SUBDIVISION AND THE CONSIDERATION OF THE ASSOCIATED REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (ACTION ITEM):** The Ridgeline Subdivision Preliminary Plat proposes to subdivide approximately .91 acres into 3 lots. The Ridgeline Subdivision is located on the north side of Grelle Avenue between 16th Street and 17th Street in the Suburban Residential, R1, Zoning district. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

- A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF MAY 28, 2025 (PUBLIC HEARINGS ON ZA-02-25, TINY HOUSES, ZA-03-25, PRESCHOOLS, AND CPA-01-25, GROUND AND SURFACE WATER).**

V. ADJOURNMENT (ACTION ITEM) - 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.

April 09, 2025

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

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Kevin Kelly; Maureen Anderson; Cynthia Ball; Kathy Branson

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair; Shaunita Cable;

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 MARCH 26, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Ball and Anderson moved and seconded, respectively, approval of the March 26, 2025 meeting minutes as written. The motion carried 4-0-1 with Commissioner Branson abstaining.

**B. PUBLIC HEARING FOR ZONING CODE AMENDMENT ZA-01-25
LANDSCAPING (ACTION ITEM):**

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

Staff Plaskon provided a verbal summary and background of the amendments proposed in ZA-01-25. Staff Plaskon stated that this proposal comes from the Comprehensive Plan Work Plan Committee, with assistance and advice from the Urban Forestry Commission and two local landscaping companies.

Commissioners asked clarifying questions about redundancy, bond requirements, and final inspections for occupancy, which Planner Plaskon answered.

There being no questions for staff and no public testimony, Chair Iacoboni closed the public hearing.

After deliberation, Commissioner Branson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-01-25 to the City Council. Motion assed 5-0.

C. CONSIDERATION OF ZONING CODE AMENDMENT INITIATION, TINY HOUSES (ACTION ITEM):

Staff Plaskon provided a verbal summary of potential zoning code amendments for Lewiston Zoning Code Sections 37-126 and 23-25.

Commissioner Ball asked for clarification on Tiny Home versus an Accessory Dwelling Unit, which Planner Plaskon clarified.

After discussion, Commissioners Ball and Anderson moved and seconded, respectively, to initiate Zoning Code amendments to amend code definitions.

Commissioner Ball withdrew her motion to correct it.

After discussion, Commissioners Ball and Anderson moved and seconded, respectively, to initiate Zoning Code amendments related to tiny houses. The motion carried 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the April 23, 2025 meeting.

Staff Plaskon stated there is nothing scheduled for the April 23, 2025 meeting at this time.

All commissioners in attendance concurred to cancel the April 23, 2025 meeting.

V. ADJOURN

There being no further business, Commissioners Kelly and Branson moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 5:58 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,

Chairperson or Acting Chairperson

Recording Secretary

Planning and Zoning Commission

Approved this _____ day of _____, 2025.

Chapter 37 ZONING

ARTICLE I. IN GENERAL

Sec. 37-3. Definitions.

As used in this chapter:

Dwelling, single-family means a detached building containing one (1) dwelling unit or one (1) dwelling unit with an accessory apartment and shall include a class A manufactured home as defined herein; a tiny house, as defined in and built to the standards of the International Residential Code, as adopted in Chapter 10 of this Code; and any group residence in which eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons reside and who are supervised at the group residence in connection with their handicap or age-related infirmity, pursuant to Idaho Code § 67-6531, ~~but shall not include a tiny house, as defined herein.~~

ARTICLE IV. RECREATIONAL VEHICLE PARKS

Sec. 23-25. Definitions.

For the purposes of this article, the following words and phrases shall have the following meanings:

Recreational vehicle (RV): A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, ~~except any park model recreational vehicle, or~~ as defined in Idaho Code Title 39, Chapter 42 as may be amended from time to time. The basic entities are travel trailer, camping trailer, fifth-wheel ~~camper trailer, park model recreational vehicle,~~ and motorhome or as listed in the definition of recreational vehicle in Idaho Code Title 39, Chapter 42 as may be amended from time to time. For the purposes of this article, RVs shall be classified as either dependent, meaning an RV that does not contain toilet and/or bathing facilities, or independent, meaning an RV that contains toilet and/or bathing facilities.

Sec. 37-3. Definitions.

As used in this chapter:

Dwelling, single-family means a detached building containing one (1) dwelling unit or one (1) dwelling unit with an accessory apartment and shall include a class A manufactured home as defined herein and any group residence in which eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons reside and who are supervised at the group residence in connection with their handicap or age-related infirmity, pursuant to Idaho Code § 67-6531, ~~but shall not include a tiny house, as defined herein.~~

Tiny house means a building that:

- (a) Is four hundred (400) square feet or less in habitable floor area, excluding lofts;
- (b) Is designed, built and has permanent provisions for human occupancy as a complete, independent living facility, including living, sleeping, eating, cooking, and sanitation;
- (c) ~~Has internal water and sanitary sewer connections; and~~ ~~Has no chassis and is placed on a foundation in accordance with the International Residential Code most recently adopted in Chapter 10 of this code;~~
- (d) ~~Has internal water and sanitary sewer connections; and~~
- (e) Is built in accordance with the requirements of the codes adopted in chapter 10 of this Code.

Sec. 37-126. -- ~~Reserved~~ Tiny houses.

- (a) ~~A tiny house, as defined in this chapter, shall be permitted in any zoning district in which a single-family dwelling is permitted if located on a lot meeting the minimum lot standards of the applicable zoning district.~~
- (b) ~~Minimum yards shall be as per the applicable zoning district.~~
- (c) ~~Maximum building height shall be twenty (20) feet.~~

(d) Maximum lot coverage shall be as per the applicable zoning district.

(e) The following lot standards shall be permitted for a tiny house, as defined in this chapter, in the Normal Hill North, Normal Hill South, Medium Density Residential, Higher Density Residential, North Lewiston Mixed Use Development, and the Bryden Avenue Special Planning Area Zones:

(1) Minimum lot dimensions: forty (40) feet in width and sixty-five (65) feet in depth.

(2) Minimum lot area: two thousand six hundred (2,600) square feet.

(3) A subdivision creating more than four (4) lots pursuant to subsection (e) herein above shall require a conditional use permit to evaluate and scrutinize the potential adverse impacts of the related housing and lot density on the transportation system and water, sewer, and stormwater infrastructure and capacities.

(f) A tiny house may have one attached or detached garage or carport not exceeding four hundred eighty (480) square feet; not exceeding sixteen (16) feet in height; and not located closer to a street right of way than the tiny house, except on the street side of a corner lot; however no garage or carport vehicle entrance shall be located less than twenty (20) feet from a street right of way. Any other detached accessory building or structure on the lot shall not exceed two hundred (200) square feet. Yards/setbacks not specified in this section shall be as per the provisions of section 37-131 of this chapter.

(g) Notwithstanding the provisions of the accessory apartments provisions contained in section 37-131.2 of this chapter, a lot containing a tiny house shall not be permitted to have an accessory apartment.

(h) A tiny house on a chassis shall be considered and treated as a recreational vehicle and may only be placed in an approved recreational vehicle park.

Sec. 23-25. Definitions.

For the purposes of this article, the following words and phrases shall have the following meanings:

Recreation area: A space within a recreational vehicle park that has recreational equipment and open space to be used for leisure activities by recreational vehicle park guests.

Recreational vehicle (RV): A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, ~~except any park model recreational vehicle, or~~ as defined in Idaho Code Title 39, Chapter 42 as may be amended from time to time. The basic entities are travel trailer, camping trailer, fifth-wheel ~~camper trailer~~, park model

recreational vehicle, and motorhome or as listed in the definition of recreational vehicle in Idaho Code Title 39, Chapter 42 as may be amended from time to time. For the purposes of this article, RVs shall be classified as either dependent, meaning an RV that does not contain toilet and/or bathing facilities, or independent, meaning an RV that contains toilet and/or bathing facilities.

Recreational vehicle park: A lot, parcel, or tract of land developed, used, or intended to be used for the accommodation of two (2) or more recreational vehicles for visitor or temporary living quarters.

Sanitary dumping station: A facility used for removing and disposing of sewage from recreational vehicle sewage holding tanks.

CITY ORDINANCE NO. 4944

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 37-3 TO ADD THE DEFINITION OF “PRESCHOOL FACILITY” AND “SCHOOL”; AMENDING LEWISTON CITY CODE SECTIONS 37-19, 37-27, 37-35, 37-43 AND 37-51 ALLOWING A PRESCHOOL AS A PERMITTED USE IN VARIOUS ZONING DISTRICTS; AMENDING LEWISTON CITY CODE SECTIONS 37-20, 37-28, 37-36, 37-44 AND 37-51 REMOVING A PRESCHOOL AS A CONDITIONAL USE IN VARIOUS ZONING DISTRICTS; AMENDING LEWISTON CITY CODE 37-20.1 RELATED TO THE SPECIAL CONDITIONS APPLICABLE TO MORTUARIES, CHURCHES, SCHOOLS, DAYCARES AND PRESCHOOLS; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: Lewiston City Code § 37-3 is hereby amended as follows:

Sec. 37-3. – Definitions.

As used in this chapter:

...

Preschool facility means a home or place of structured instruction where educational sessions last no longer than four (4) consecutive hours per day, not governed by the state board of education, where learning and knowledge is imparted to children between the ages of three (3) and six (6) years in preparation for public and/or private education.

...

School means an institution or part of an institution that provides instruction to students, has one (1) or more teachers to provide instruction, serves students in one (1) or more grades kindergarten to twelfth (12th) grade, or the ungraded equivalent, and is located in one (1) or more buildings apart from a private home.

...

SECTION 2: Lewiston City Code § 37-19 is hereby amended as follows:

Sec. 37-19. – Uses permitted outright.

In an R-1 zone, the following uses and their accessory uses are permitted outright, subject to the provisions of article IV:

...

(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(11~~0~~) Single-family dwelling;

(12~~4~~) Two-family dwelling.

SECTION 3: Lewiston City Code § 37-20 is hereby amended as follows:

Sec. 37-20. – Conditional uses permitted.

In an R-1 zone the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(8) Preschool, subject to the special conditions of section 37.20.1(6) of this Code;~~

(9~~8~~) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(40~~2~~) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(14~~0~~) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of section 37-163(17) of this Code;

(12~~1~~) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 Zone;

(132) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

(143) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of six (6) dwelling units per acre.

SECTION 4: Lewiston City Code § 37-20.1 is hereby amended as follows:

Sec. 37-20.1 – Special Conditions.

(1) Mortuary.

(a) The size of the site is shown to be reasonable for the intended use.

~~(b) Access to the site meets all applicable ordinances.~~

~~(c)~~ The abutting/adjacent properties will not otherwise be adversely affected.

~~(d) A site development plan is submitted for review and approval; subsequent development shall be in substantial conformance with the approved development plan.~~

~~(e)~~ The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (3300) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within

fifteen (15) days of such notice from any person entitled to notice, a conditional use permit shall be required. The developer shall apply for a condition use permit as provided in article IX of this chapter.

(2) Church.

(a) The size of the site is shown to be reasonable for the intended use.

~~(b) Access to the site meets all the applicable ordinances.~~

~~(c)~~ The abutting/adjacent properties will not otherwise be adversely affected.

~~(d)~~ A church may exceed the height limitations of the zone in which it is located to a maximum of fifty (50) feet, if the total floor area of the building does not exceed one and one-half (1½) times the area of the site and if the yard dimensions in each case are equal to at least two-thirds (2/3) of the height of the principal structure.

~~(e) Site development plan is submitted for review and approval; subsequent development shall be in substantial conformance with the approved development plan.~~

~~(f)~~ The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (330) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within

fifteen (15) days of such notice from any person entitled to notice, a conditional use permit shall be required. The developer shall apply for a conditional use permit as provided in article IX of this chapter.

(3) School.

(a) The size of the site is shown to be reasonable for the intended use.

~~(b) Access to the site meets all applicable ordinances.~~

~~(c)~~ The surrounding property will not otherwise be adversely affected.

~~(d) Site development plan is submitted for review and approval; subsequent development shall be in substantial conformance with the approved development plan.~~

~~(e)~~ The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (330) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within fifteen (15) days of such notice from any person entitled to notice a conditional use permit shall be required. The developer shall apply for a conditional use permit as provided in article IX of this chapter.

...

(5) Day care center, thirteen (13) children or over.

~~(a) A business license is required in accordance with chapter 21 of this Code.~~

~~(b_a) The size of the site is shown to be reasonable for the intended use.~~

~~(c) Access to the site meets all applicable ordinances.~~

~~(d_b) The surrounding property will not otherwise be adversely affected.~~

~~(e_c) Off-street parking and pick-up/drop-off area shall be provided.~~

(6) Preschool.

~~(a) Approval of a conditional use permit from the planning and zoning commission is required. This requires a public hearing before the planning and zoning commission.~~

~~(b) A business license is required, including a criminal history check for all employees, volunteers and people over twelve (12) years of age living on the premises.~~

~~(c) Compliance with state regulations, Uniform Building Codes and city standards is required.~~

~~(d_a) The size of the site is shown to be reasonable for the intended use.~~

~~(e_b) Parking and access to the site meet all applicable ordinances.~~

~~(f_c) The surrounding property will not otherwise be adversely affected.~~

(d) The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (330) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons

entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within fifteen (15) days of such notice from any person entitled to notice, a conditional use permit shall be required. The developer shall apply for a conditional use permit as provided in article IX of this chapter.

SECTION 5: Lewiston City Code § 37-27 is hereby amended as follows:

Sec. 37-27. – Uses permitted outright.

In an R-2 zone the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(9) Preschool, subject to the special conditions of section 37-20.1(6) of this code;

(910) Single-family dwelling;

(101) Two-family dwelling.

SECTION 6: Lewiston City Code § 37-28 is hereby amended as follows:

Sec. 37-28. – Conditional uses permitted.

In an R-2 zone the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;~~

(140) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(121) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

- (132) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of section 37-163(17) of this Code;
- (143) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;
- (154) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;
- (165) Small lot development subject to the requirements of section 37-33 of this Code, standards for small lot development;
- (176) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre.

SECTION 7: Lewiston City Code § 37-35 is hereby amended as follows:

Sec. 37-35. – Uses permitted outright.

In an R-2A zone, the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(101) Single-family dwelling;

(142) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre;

(123) Two-family dwelling.

SECTION 8: Lewiston City Code § 37-36 is hereby amended as follows:

Sec. 37-36. – Conditional uses permitted.

In an R-2A zone, the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;~~

~~(140)~~ Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

~~(121)~~ Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

~~(132)~~ Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;

~~(143)~~ Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

~~(154)~~ Manufactured home park, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre;

~~(165)~~ Small lot development subject to the requirements of section 37-33, standards for small lot development;

~~(176)~~ Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre.

SECTION 9: Lewiston City Code § 37-43 is hereby amended as follows:

Sec. 37-43. – Uses permitted outright.

In an R-3 zone, the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(13) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(134) Single-family dwelling;

(145) Small lot development subject to the requirements of section 37-33, standards for small lot development;

(156) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;

(167) Two-family dwelling.

SECTION 10: Lewiston City Code § 37-44 is hereby amended as follows:

Sec. 37-44. – Conditional uses permitted.

In an R-3 zone, the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(8) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;~~

(98) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(409) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(140) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;

(121) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

(132) Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than sixteen (16) dwelling units per acre.

SECTION 10: Lewiston City Code § 37-51 is hereby amended as follows:

Sec. 37-51. – Uses permitted outright.

In an R-4 zone the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(13) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(134) Single-family dwelling;

(145) Small lot development subject to the requirements of section 37-33 of this Code, standards for small lot development;

(156) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of eighteen (18) dwelling units per acre;

(167) Two-family dwelling.

SECTION 11: Lewiston City Code § 37-52 is hereby amended as follows:

Sec. 37-52. – Conditional uses permitted.

In an R-4 zone the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(7) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;~~

(87) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(98) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(402) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;

(140) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency.

SECTION 12: 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



May 6, 2025

To: Lewiston Planning and Zoning Commission

Re: Ridgeline Subdivision - Preliminary Plat

Commissioners:

The Ridgeline Subdivision preliminary plat proposes to subdivide approximately 0.94 acres of land into 3 residential lots. The Ridgeline Subdivision is located on the north side of Grelle Avenue between 16th Street and 17th Street. An existing single family residence with a detached garage currently occupies proposed Lot 1, and the applicant intends to preserve these structures. Lot 1 is configured as a standard lot abutting Grelle Avenue, and meets the requirements for the R-1 Zone. Lots 2 and 3 will be flag lots conforming to the requirements of Section 37-124 of City Code. The applicant proposes to create a shared access driveway conforming to the requirements of Section 37-124(d)(2), to serve lots 2 and 3. Included in the shared access driveway requirements are the obligation to provide a paved 20 foot wide fire apparatus access road, and include provisions for mutual maintenance agreements and nonexclusive access easements on the recorded final plat. Due to the depth of the proposed flag lots, a Fire Apparatus Access turn-around conforming to the requirements established in the Lewiston Fire Department's Standard Operating Procedure #906, will be required to be constructed at the north end of the shared access driveway. The developer will also be required to construct frontage improvements consisting of curb, gutter, and sidewalk with asphalt patch-back along the approximately 132 lineal feet of Grelle Avenue frontage. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District, and the utility districts have indicated their intent to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

The subject property is currently zoned R1, and the proposed lot configurations adhere to the requirements of that zone as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

The preliminary plat is presented at a scale of 20' to the inch when printed at full scale, which differs from the 100' to the inch standard specified in Section 32-20(a) of subdivision code. Because the 20' to 1" scale provides for better "clarity of lines, bearings, and dimensions" as specified in Title 50-1304 (1) of Idaho Code, City staff recommends that the 20' to 1" scale be accepted as exceeding the code requirement of the specified 100' to 1" scale. With the exception of the noted difference in scale, the preliminary plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32.

City Staff recommend that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Ridgeline Subdivision preliminary plat as presented. A draft reasoned statement, which incorporates information contained in the staff report, has been prepared for your consideration or use, at your discretion.

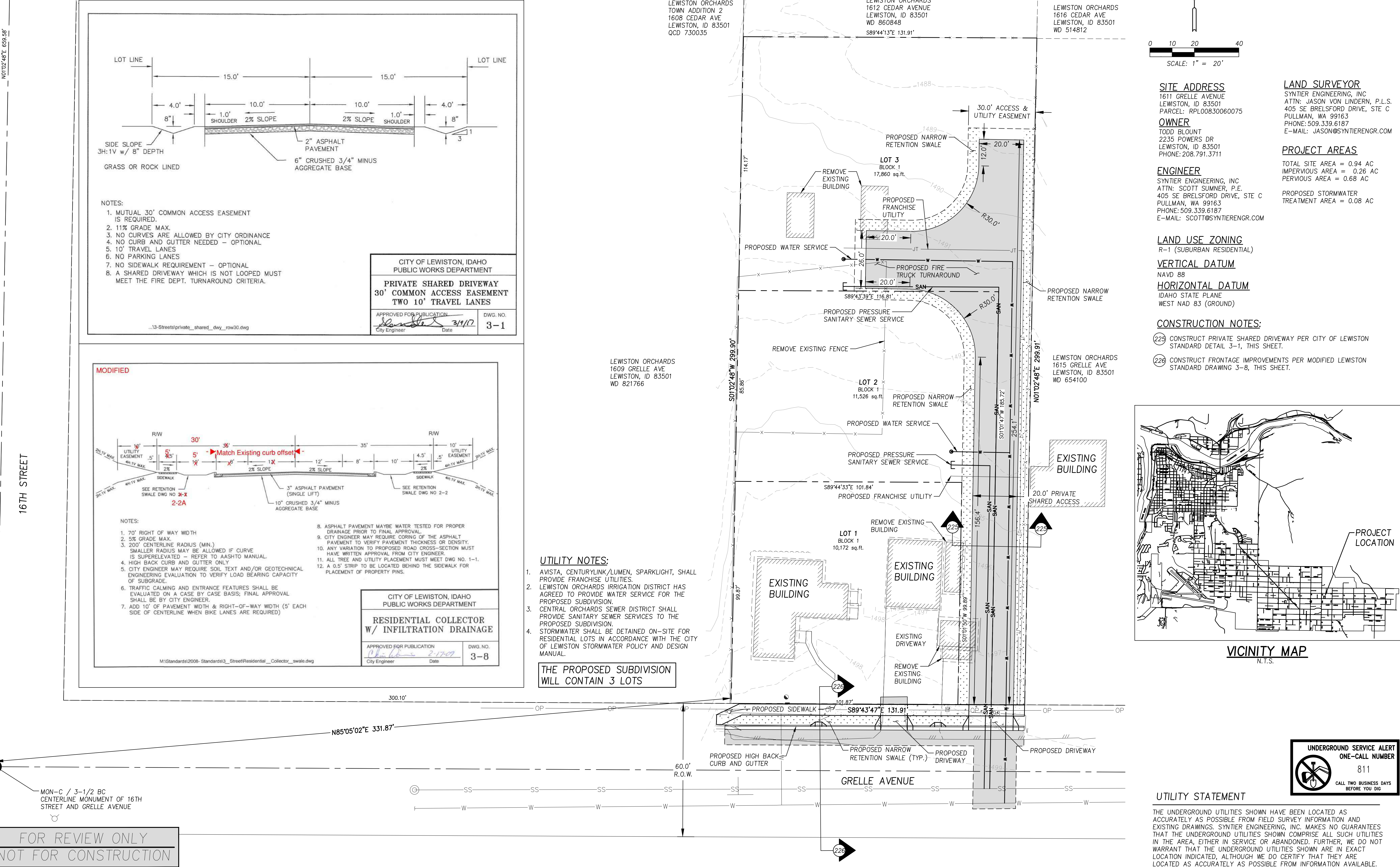
Sincerely,



Mark Weigand, PLS
City Surveyor

RIDGELINE SUBDIVISION PRELIMINARY PLAT

A PORTION OF LOT 6, BLOCK 83, LEWISTON ORCHARDS TRACT NO. 12, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO.



IMPROVEMENT PLAN
RIDGELINE SUBDIVISION PRELIMINARY PLAT
LEWISTON, ID

SYNTIER
Engineering, Inc.
405 SE Brelsford Drive, Suite C Lewiston, WA 99163
www.syntiereng.com 509.339.6187

DESIGNED: JTC		DRAWN: JTC		CHECKED: SAS		DATE: MARCH 28, 2025	
NO.		DATE		DESCRIPTION		R E V I S I O N S	
SHEET NO.		JOB NO.		MCP-44		C1.0	
1 OF 1							

P:\MCP Miscellaneous Civil Projects\MCP-44 (Bount Grelle Plat)\MCP44-DWG\SS\Streets\Preliminary Plat MCP44-C1.0-PRELIMINARY PLAT.dwg

NO102°48'13"E 659.95'

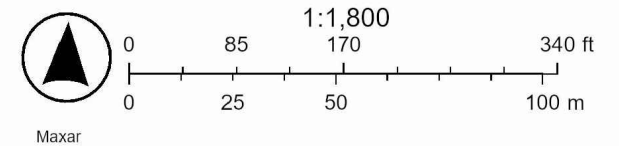
16TH STREET

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

City of Lewiston



5/6/2025, 2:07:38 PM







**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
RECOMMENDING APPROVAL, APPROVAL WITH CONDITIONS, OR
DENIAL OF A SUBDIVISION PRELIMINARY PLAT TO THE LEWISTON
CITY COUNCIL**

This document shall serve as memorialization of the rationale for the recommendation to Lewiston City Council, approving, approving with conditions, or denial of a Subdivision Preliminary 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:**
SUB25-000002
- II. **APPLICANT'S NAME AND ADDRESS:**
Todd Blount
2235 Powers Drive
Lewiston ID, 83501
- III. **IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
0.94 Acres of land located at 1611 Grelle Avenue, Lewiston, Idaho.
- IV. **IDENTIFICATION OF ZONING DISTRICT AND FUTURE LAND USE DESIGNATION OF SUBJECT PROPERTY:**
Suburban Residential (R-1) Zone, Neighborhood Residential
- V. **DATE OF CONSIDERATION:**
May 14, 2025
- VI. **NAME OF GOVERNING BODY:**
City of Lewiston Planning and Zoning Commission
- VII. **NATURE OF SUBJECT APPLICATION:**
Application for approval of subdivision preliminary plat.
- VIII. **DECISION:**
The Lewiston Planning and Zoning Commission recommends **APPROVAL** of SUB25-000002 (Ridgeline Subdivision - Preliminary Plat).

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 Ridgeline Subdivision preliminary plat proposes to subdivide approximately 0.94 acres of land into 3 residential lots. The Ridgeline Subdivision is located on the north side of Grelle Avenue between 16th Street and 17th Street. An existing single family residence with a detached garage currently occupies proposed Lot 1, and the applicant intends to preserve these structures. Lot 1 is configured as a standard lot abutting Grelle Avenue, and meets the requirements for the R-1 Zone. Lots 2 and 3 will be flag lots conforming to the requirements of Section 37-124 of City Code. The applicant proposes to create a shared access driveway conforming to the requirements of Section 37-124(d)(2), to serve lots 2 and 3. Included in the shared access driveway requirements are the obligation to provide a paved 20 foot wide fire apparatus access road, and include provisions for mutual maintenance agreements and nonexclusive access easements on the recorded final plat. Due to the depth of the proposed flag lots, a Fire Apparatus Access Turn-around conforming to the requirements established in the Lewiston Fire Department's Standard Operating Procedure #906, will be required to be constructed at the north end of the shared access driveway. The developer will also be required to construct frontage improvements consisting of curb, gutter, and sidewalk with asphalt patch-back along the approximately 132 lineal feet of Grelle Avenue frontage. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District, and the utility districts have indicated their intent to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR SUB25-000002 (Ridgeline Subdivision - Preliminary Plat)

2. 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-1 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.

3. 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-1 zone.

4. 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.

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 applicant’s entire parcel as determined by a survey in the field conducted by an Idaho Licensed Land Surveyor.

6. The proposed subdivision **has** been reviewed by applicable public utility providers.

Representatives of applicable public utility providers have reviewed the plat proposal and affirmed their ability and intent to provide service by signing the utility services acceptance form contained in the preliminary plat application packet.

7. The applicant **has** complied with all elements of Lewiston City Code § 32.20. Applicable commentary:

The plat was reviewed by the City Surveyor and Public Works Staff under the direction of the City Engineer. The preliminary plat is presented at a scale of 20' to the inch when printed at full scale, which differs from the 100' to the inch standard specified in Section 32-20(a) of subdivision code. Because the 20' to 1" scale provides for better "clarity of lines, bearings, and dimensions" as specified in Title 50-1304 (1) of Idaho Code, City staff recommends that the 20' to 1" scale be accepted as exceeding the code requirement of the specified 100' to 1" scale. With the exception of the noted difference in scale, the preliminary plat contained the information required by Section 32.20 of the City Subdivision Code.

8. 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.

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

9. 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.

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

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

11. The proposed subdivision **is** in conformance with the City's Master Transportation Plan and/or neighborhood plan. Applicable commentary:

The current adopted Transportation Plan does not address, or make recommendations for the property located within the applicants proposed development.

12. The proposed subdivision's street name(s) **are** in conformance with Lewiston City Code § 31-85. Applicable commentary:

No new streets are proposed or required for this proposed subdivision plat.

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: The Planning and Zoning Commission's recommendation to the City Council is not a final decision, and thus, shall not be subject to reconsideration or appeal.

By: _____
Signature of Planning and Zoning Commission Chair or Vice Chair or Acting Chair

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Specialist