



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
June 11, 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 MAY 28, 2025 MEETING MINUTES (ACTION ITEM)

- B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP25-2 BY CAMIE HUNTLEY OF SAND CASTLE KIDS (ACTION ITEM)::** The applicant requests conditional use permit approval for a day care center (13 or more children) at 3436 8th Street in the Low Density Residential, R2A, Zoning district. Daycare Centers are permitted as a Conditional Use in the R2A Zone subject to the special conditions of section 37-20.1 (5) of Lewiston City Code.
- Action Item

IV. STAFF-COMMISSION COMMUNICATIONS

- A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF JUNE 25, 2025 (PUBLIC HEARINGS FOR ZONE CHANGE AND CONDITIONAL USE APPLICATIONS).**

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.

May 28, 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; Cynthia Ball; Kathy Branson; Shaunita Cable;

COMMISSIONERS EXCUSED: Maureen Anderson; Emily Wolf, Vice Chair; Kevin Kelly;

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

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF MAY 14, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Cable moved and seconded, respectively, approval of the May 14, 2025 meeting minutes as written. The motion carried 4-0.

B. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL OF ZONING CODE AMENDMENT ZA-02-25, AMENDING THE DEFINITION OF SINGLE FAMILY DWELLING (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 potential zoning code changes proposed with ZA-02-25, amending Lewiston Zoning Code definition of “dwelling, single family” to include tiny houses as defined by the International Building Code and to amend the definition of “recreational vehicle” in Lewiston City Code Chapter 23 to include “park model recreational vehicles.”

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

After discussion, Commissioner Ball and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-02-25 to City Council. The motion carried 4-0.

C. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONING CODE AMENDMENT ZA-03-25 PRESCHOOL (ACTION ITEM):

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

Staff Hollinghead provided a verbal summary of potential zoning code changes proposed with ZA-03-25, amending the Lewiston Zoning Code to add definitions for Preschool Facility and School, allowing a preschool as a permitted use in various zoning districts.

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

After discussion, Commissioners Branson and Cable moved and seconded, respectively, to recommend approval of ZA-03-25 to City Council. The motion carried 4-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the June 11, 2025 meeting.

All commissioners in attendance should be in attendance for the June 11, 2025 meeting. There is a public hearing for a conditional use permit application for a day care center scheduled for the June 11, 2025 meeting.

Staff Hollingshead mentioned the City of Lewiston Employee BBQ in June.

V. ADJOURN

There being no further business, Commissioners Ball and Branson moved and seconded, respectively, to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 5:46 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2025.

**STAFF USE ONLY**

Case Number: CUP25-2
Hearing Date: June 11, 2025
Nature of CUP Application: Daycare Center in R2A zone

APPLICATION FOR CONDITIONAL USE PERMIT

(Pre-application meeting strongly encouraged)

Conditional use means a use permitted in a particular zone district upon showing that such use in a specified location will comply with all the conditions and standards as specified in Chapter 37 of the City Code, including any additional conditions of approval recommended by the Planning and Zoning Commission.

Pursuant to Idaho Code Section 67-6512(f), exceptions or waivers of standards, other than use, in the Zoning Chapter may be permitted by the Commission through issuance of a conditional use permit only when the exceptions or waivers of standards are incidental to the conditional use permit being considered by the commission.

By submitting this application to the City of Lewiston you are entering a quasi-judicial process. As such, you must not discuss the application with any member of the Lewiston Planning and Zoning Commission, or the Lewiston City Council, outside of the public hearing at which this matter will be heard.

APPLICANT INFORMATION

Full Name: Huntley Camie R Date: 5/1/25
Last First M.I.
Address: 3436 8th Street
Street Address
Lewiston Id 83501
City State ZIP Code
Phone: 208 798 3361 Email: sandcastlekids1@gmail.com

OWNERSHIP INFORMATION

Property Owner Name: Camie Huntley
Phone: 208 798 3361 Email: sandcastlekids1@gmail.com
Mailing Address: 903 16th Ave Lewiston Id 83501

PROPERTY INFORMATION

Street Address of Subject Property: 3436 8th Street

Subdivision Name: _____ Block: _____ Lot: _____

OR attach the most current deed if not part of a subdivision.

Property Zoning: residential (currently)

NATURE OF YOUR REQUEST

PLEASE ANSWER THE FOLLOWING QUESTIONS ON A SEPARATE SHEET OF PAPER.

1. Please describe the nature of your conditional use request. You should address pertinent issues, which may include: number of employees, hours of operation, anticipated traffic volume increase, health, safety, compatibility with neighboring land use, site access, on-site traffic flow, off street parking, loading/unloading, pick-up/drop-off, landscaping, and other planned on-site improvements.
2. What public facilities and utilities are available to serve your site? Describe the adequacy to serve the use requested. You should provide specific information regarding water supply, sewage, traffic impacts, stormwater detention and drainage, garbage service and other pertinent utilities and services.
3.
 - a. Will the proposed use result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) and, if so, how will the nuisances be mitigated?
 - b. Describe how/why the proposed use is a public necessity or, if it is not, describe how it is a benefit to the public.
 - c. Describe how the character of the proposed use, if developed according to the plans as submitted, will be in harmony with the area in which it is to be located.
 - d. Describe how the proposed use will not endanger the environment or the public health or safety.
 - e. Describe how the proposed use will be in substantial conformance with the comprehensive plan of the city.

PLAN INFORMATION

Site plans and floor plans are required. Floor plans shall accurately depict room sizes and uses, as well as doorways, windows, walls, hallways and stairways. Building elevation drawings may also be required, as determined by the City Planner.

Site plans shall include the following:

- ☒ Property lines, including dimensions;
- ☒ Street address or legal description;
- ☒ North arrow and scale;
- ☒ Setbacks between buildings and property lines;

- ☒ All building locations, size and uses, labeled as existing and/or proposed;
- ☒ Driveways and parking spaces;
- ☒ Landscaping;
- ☒ Location of garbage dumpsters
- ☒ Other information, as directed by the Community Development Director, necessary to fully explain and describe the nature of the request.

The plans, as approved or modified by the Planning and Zoning Commission, shall be deemed a part of the applicant's conditional use permit and all use and development shall comply with the plans, application and conditions of approval set by the Planning and Zoning Commission, as well as all applicable City Codes. Nothing in a conditional use permit approval shall be interpreted as allowing the owner or applicant variation from current ordinances that were not specifically addressed at the time of conditional use permit approval.

APPLICATION SUBMITTAL AND PROCESSING

Incomplete applications will not be processed.

Application fee must be paid at the time of submittal.

Expect a five to seven working day application review period prior to commitment to schedule the required public hearing. Corrected or additional information may be required after application submittal, based upon application review.

APPLICANT'S CERTIFICATION

The applicant(s) hereby certifies that the information contained in this application is true and correct to the best of my/our knowledge

Signature of Applicant: Camie Hurstley

Date: 5/1/25

The Property Owner hereby authorizes this application:

Signature of Owner: Camie Hurstley

Date: 5/1/25

Nature of Your Request Responses:

1. The nature of my conditional use request is to continue continuity of child care for our existing families who rely on this business and have more room to accommodate more families. My existing 14 year old daycare Sandcastle Kids at 903 16th Ave in Lewiston rents it's building and this building is now being sold. I am requesting to relocate this established daycare to a property I already own and have used as my personal residence. This is a small scale daycare center with 20 children enrolled currently and 4 part-time employees. Our current location has only 900 square feet, while my 8th street residence, is roughly a 1900 square foot building. My hours of operation are 6:00 am to 5:30 pm, Monday through Friday.

I don't foresee any pertinent issues, but I have listed some that were suggested, along with their resolutions. Any traffic volume increases would be minimal, as family drop offs and pickups are spread throughout the mornings and evenings. The driveway currently will fit six cars; this does not include the actual carport or the graveled parking on the right side of the carport. Sleep spaces will be both of the living room areas upstairs and downstairs; each have their own fire exits.

Improvements that I have planned for the property will be to generate three additional parking spots by graveling 20 feet of the current front yard on 8th Street. I will also be creating easier access to the fire exit downstairs by widening the doorway to the area that contains the egress window. In turn, I will be transforming this particular egress window into a door to the back yard.

2. The public facilities and utilities that are available to serve this site, are already being utilized as a residence. Nothing new is needed or required at this time. There is garbage, sewer, water, phone and internet available.

3. a. The only nuisance that could be created is noise from children playing outside. The noise ordinance hours for the city are 7:00 am to 10:00 pm. Kids will go outside, no earlier than 8:00 am and back inside by closing at 5:30 pm. This is well within the noise ordinance guidelines for the city.

b. Childcare provides numerous public benefits by supporting working families, fostering child development and boosting the economy. Affordable, high-quality childcare allows parents to work to pursue education, leading to greater job stability and economic security for families. This in turn benefits the city and state work force and economy. Childcare provides structured learning and social opportunities for children that are crucial for their development and school readiness. Some other specific benefits Sandcastle Kids currently provided our community are listed below.

Economic Benefits:

- Supporting Working Families- Sandcastle Kids allows parents, particularly those from low-income households, to participate in the workforce, contributing to the city and state economy.
- Boosting Economic Growth- Affordable and accessible childcare like Sandcastle Kids, helps businesses and the economy thrive by ensuring parents can work and be productive.
- Reduces Costs- The state saves money by providing childcare subsidies as it reduces the need for other social services for families facing financial hardship.

Social and Developmental Benefits:

- Fosters Early Childhood Development- High-quality early learning programs, such as ours, significantly improve a child's future opportunities, especially for those from low-income families.

- Promotes Social-Emotional Development- Sandcastle Kids provides structured learning and opportunities for children to socialize, make friends and develop social skills like cooperation and sharing.
- Inclusive Environments- Sandcastle Kids is one of the few childcare centers that is trained and accepts children with disabilities, like autism. We ensure all children, including those with disabilities, have access to quality care and the necessary supports to participate fully.
- Reduces Parental Stress- We allow parents to focus on work or education while knowing their children are in a safe and nurturing environment.
- Provides a Safe and Nurturing Environment- We are one of the only centers in the area, that have lead teachers with Bachelor's degrees who are teaching in a safe and stimulating environment.
- Offers Opportunities to Parents- We focus on networking for our families by offering opportunities to connect with other parents and receive support; both inside and outside the classrooms. Our families have stronger, more reliable support systems.

c. Sandcastle Kids can create harmony in its new location by creating a welcoming and child-friendly environment that actively participates in our community. 3436 8th street is located ½ block from Centennial Elementary which is already a child friendly area of the Orchards. Sandcastle Kids will continue actively engage with local agencies such as the police and fire departments helping our children learn how to be proactive and safe as they grow in our community.

d. Relocating Sandcastle Kids will pose no environmental, health or safety issues.

e. Many Lewiston families rely on both parents working to make ends meet, childcare is a necessity to maintain employment. The lack of affordable and accessible childcare can negatively impact businesses and our city's economy, as parents may need to miss work or struggle to find suitable care. Being able to keep an established and well liked childcare in our community would be substantial conformance with the comprehensive plan of the city.

Instrument # 863660

NEZ PERCE COUNTY

1-2-2019 11:43:06 AM No. of Pages: 1

Recorded for : DANNY RADAKOVICH *

PATTY WEEKS

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: WRNTV/COD

QUITCLAIM DEED

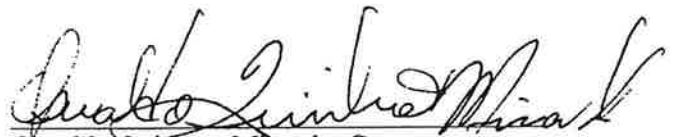
GRANTOR, OSVALDO QUINTERO-MIRANDA, of City of Lewiston, State of Idaho, for the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration the receipt of which is hereby acknowledged does hereby REMISE, RELEASE and FOREVER QUITCLAIM unto CAMIE R. HUNTLEY, whose current address is 3436 8th Street, Lewiston, ID 83501, as GRANTEE, and to Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the said Grantor now has or may hereafter acquire in and to the following described real property, situate in the County of Nez Perce, State of Idaho, to wit:

The North 70 feet of the East 190 feet of the South 210 feet of Lot 8, Block 12, Lewiston Orchards Tract No. 1, to the City of Lewiston, according to the recorded plat thereof, filed in Book 2 of Plats at Page 7, official records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent street and alleys.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand this 27th day of December, 2018.


Osvaldo Quintero-Miranda, Grantor

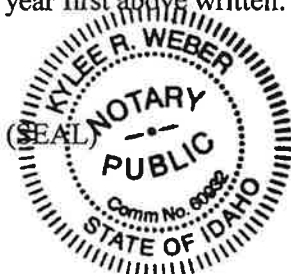
STATE OF IDAHO)

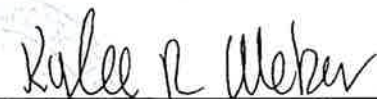
: ss

County of Nez Perce)

On this 27th day of December, 2018, before me, Kylee R. Weber, the undersigned Notary, personally appeared Osvaldo Quintero-Miranda, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public for Idaho residing at Lewiston therein.
My commission expires: 01-15-19

DANNY RADAKOVICH
1624 G ST
LEWISTON, ID 83501

existing fence ↑

Setback line 20'

Setback line 5'

0 pine tree

Fenced Back yard
66.5' x 103'

existing shed
96 sqft
12' x 8'

existing Green House
140 sqft
14' x 10'

existing fence ↑

Property Line Dimension
existing fence ↑
Setback line 5'
Gate
6ft

1982 sqft
House Footprint
34.77' x 28.5'

Existing Flower bed

Existing Sidewalk
14' x 32'

Front Lawn
42' x 35'

Proposed additional
Parking
20' x 35'

Flower bed

Carport
Footprint
14' x 28'5"
Existing

Garage Cans

Gate
existing Gravel
parking
10' x 28'5"
10 ft

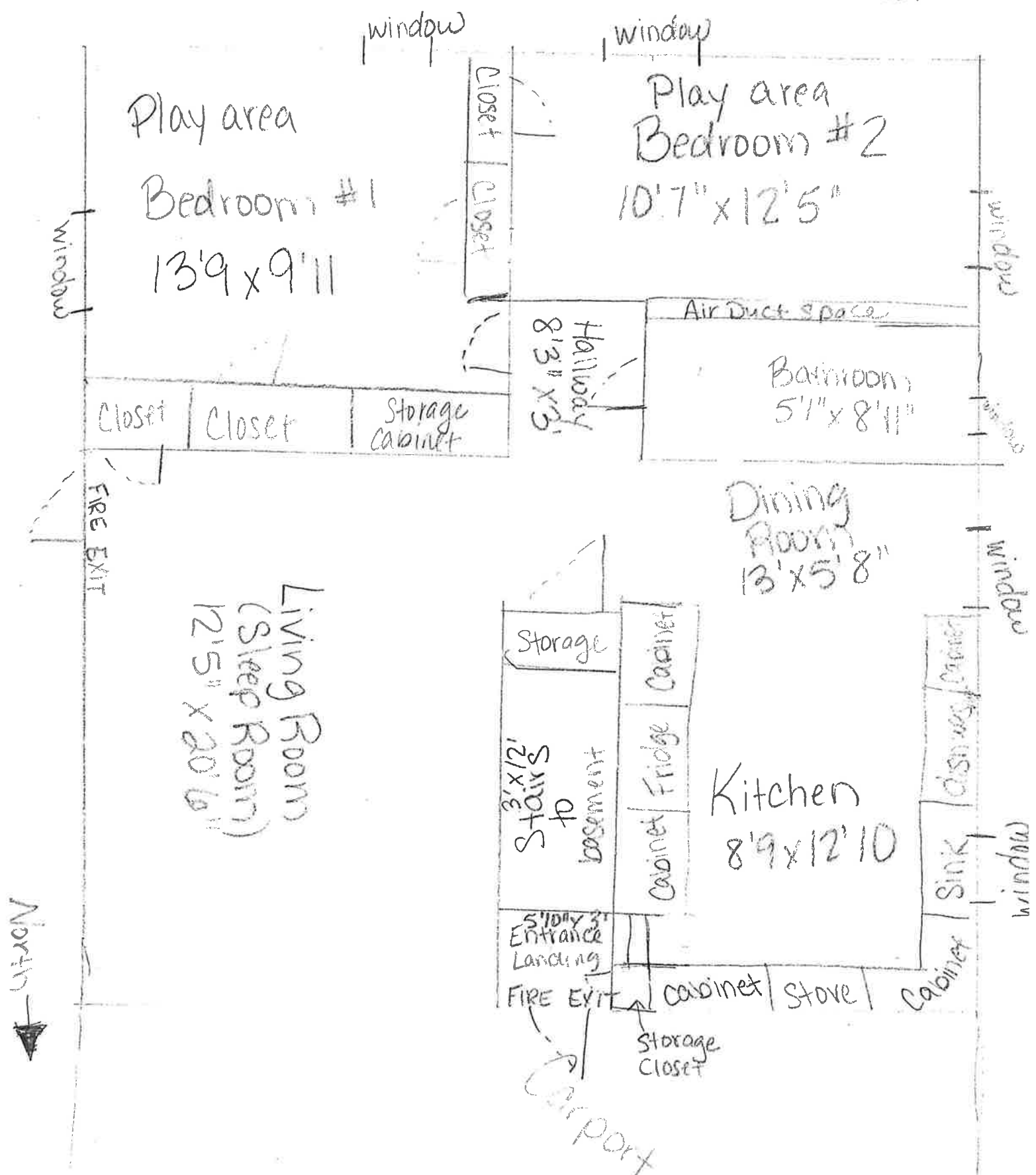
20' Setback line
Existing Paved Driveway
23 ft x 42 feet

North →

Camie Huntley

3436 8th Street

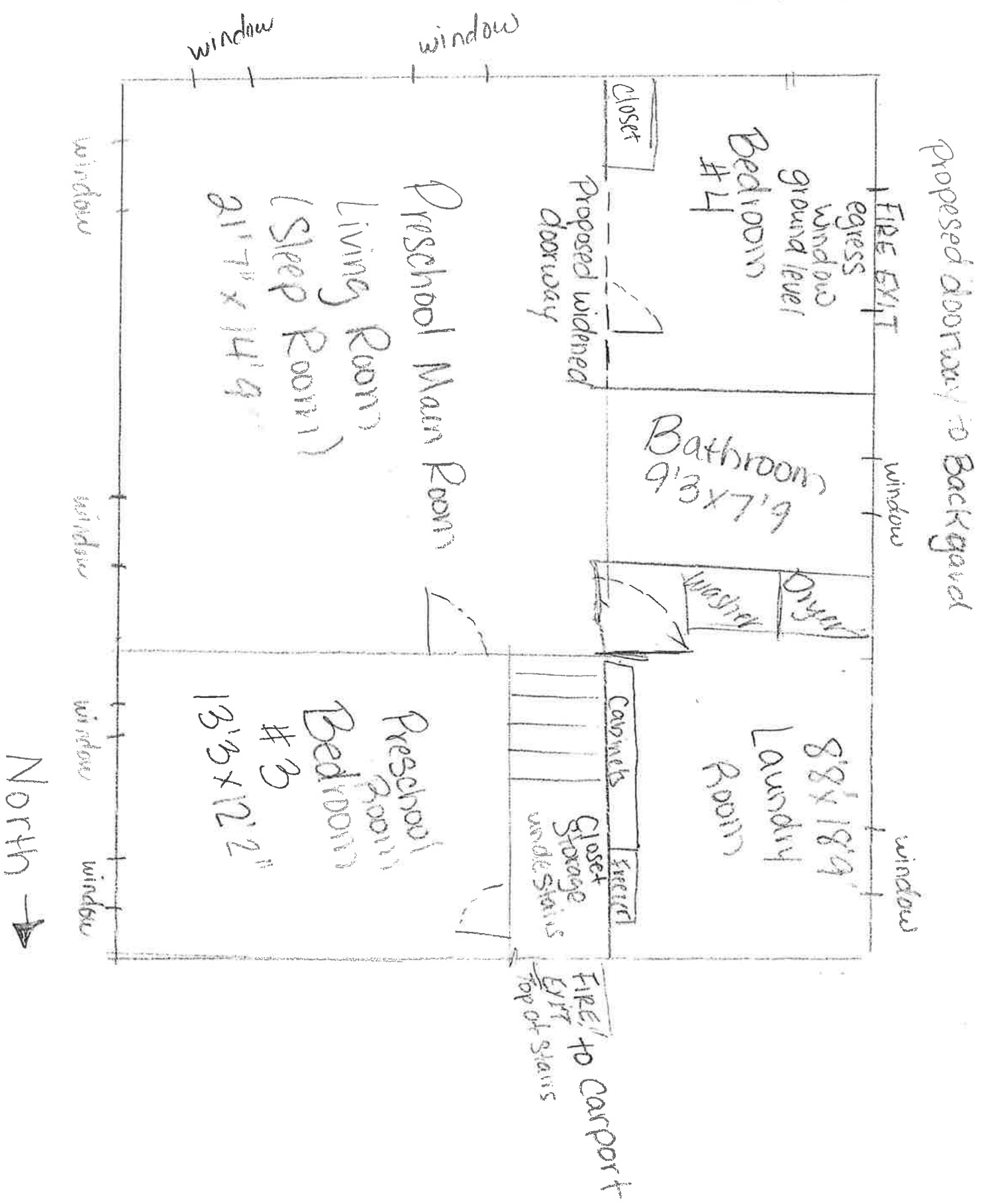
Floor Plan
Main floor



Lamie Huntley

3436 8th Street

Floor Plan
Basement





May 13, 2025

Attn: City of Lewiston

RE: Sandcastle Kids Conditional Use Permit

I am writing to express my support for Sandcastle Kids in their application for a conditional use permit for the property located at 3436 8th St., Lewiston. For over 14 years, Sandcastle Kids has been a cornerstone of our community, delivering quality care to our children and making a significant positive impact. The importance of high-quality childcare cannot be overstated; it plays a crucial role in supporting workforce participation, fostering economic growth, and laying a strong foundation for children's future success. By enabling families to work, attend school, or pursue further training, quality childcare contributes to stronger economies and more stable families. Furthermore, it nurtures children's cognitive, social, and emotional development, setting them on a path to lifelong success.

Currently, Lewiston is experiencing a growing need for licensed early childhood programs. Many families who reach out to our office in search of childcare are finding it increasingly difficult to locate licensed programs with available openings. Numerous childcare facilities are reporting waiting lists, particularly for infants and toddlers, which highlights the urgent need for more quality options in our community. I urge you to consider the positive impact that Sandcastle Kids has had and will continue to have on our families and the community at large. Granting this conditional use permit will enable them to expand their valuable services and address the pressing daycare shortage in our area.

If you have any questions, please feel free to contact me at 208-885-8791 or amundson@uidaho.edu

Sincerely,

Darla Amundson

IdahoSTARS Lead Child Care Consultant

Trisha Wallace
208-792-7153
tjwallaceranch@gmail.com

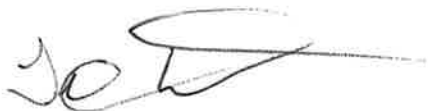
Department of Planning and Building Services
Nez Perce County
Lewiston, Idaho 83501

Dear members of the Planning and Building Services department, I am writing in support of a zoning change request to allow Sandcastle Kids Daycare and Camie Huntley, owner, to relocate their long-established daycare to 3436 8th street in Lewiston.

This zoning change would allow this daycare to continue to provide quality day care services to working families in the community. A quality daycare only helps families to thrive so that they can work and contribute to society. Sandcastle Kids daycare provides early childhood development through their many early learning programs.

Sandcastle Kids is a well-liked, established daycare in this community, so keeping and moving Sandcastle Kids Daycare to 3436 8th Street will only have a positive impact on the community.

Thank you for your time and consideration of this zoning change request allowing Sandcastle Kids daycare and Camie Huntley to move this much loved, needed, and in demand day care to their requested location.



Trisha Wallace

Erin Holst
Parent Ambassador
Washington State Association of Headstart/ECEAP
1301 Sycamore St. #6
Clarkston, WA 99403

12th May 2025

City of Lewiston Planning & Zoning
Community Development
215 D Street
Lewiston, ID 83501

Dear Lewiston Planning and Zoning Commission,

I am writing to offer my full support for the approval of the Conditional Use Permit for Sandcastle Kids to relocate their childcare center to 3436 8th Street in Lewiston, Idaho 83501.

Sandcastle Kids has been a pillar of our community for over 14 years. Growing with our community they provide dependable, high-quality childcare to local families. As a previous employee, current colleague of childcare within our valley, and current parent of a child who attends Sandcastle Kids I feel I can offer a genuine and knowledgeable perspective to speak on this matter. I can confidently say that this center is not only essential to the families it currently serves, but it is an asset to the entire city.

This request to relocate is not about starting a new business—it is about preserving a deeply valued and well-established service that dozens of families depend on daily. The current location is being sold, and the move to a property already owned by the provider is not only a practical solution, but one that ensures continuity of care for the children and peace of mind for parents. The proposed location will nearly double the amount of space available, increasing comfort and safety for the children, while maintaining a small, home-like environment.

Sandcastle Kids offers more than just education and childcare—it creates a genuinely nurturing, educational space where children grow, learn, and thrive. It is one of the few centers in the area that not only welcomes children with disabilities but is trained to support them fully. Lead teachers hold bachelor's degrees and bring a level of professionalism, compassion, and structure that is like no other and still maintains being affordable and accessible for families of the LC Valley. To speak more on their aptitude of care I personally have been part of and continued to witness that they are not only one of the only centers to be so inclusive, they always are taking part in continued education opportunities for staff. They work with their families truly to support them. You are not just a number with Sandcastle Kids.

The center supports our workforce by allowing parents to hold jobs or pursue education with the confidence that their children are safe, loved, and well cared for. In doing so, it strengthens the local economy, boosts workforce participation, and helps alleviate long-term dependence on other social services. This is not a temporary or marginal benefit—this is a lasting, systemic contribution to the strength and health of our city.

Beyond its educational and economic impact, Sandcastle Kids is a connector of families and a builder of community. In a time when childcare shortages are widespread, it would be a disservice to the community to risk the closure of such a reliable, beloved, and proven provider.

The new location on 8th Street is ideally situated—close to Centennial Elementary and already integrated into a family-friendly neighborhood. Plans are in place to ensure safe parking, upgraded fire exits, and minimal disruption to the surrounding area. Outdoor noise will be well within ordinance hours, and no additional utilities or city resources will be needed.

In every measurable way, Sandcastle Kids contributes positively to Lewiston. Its relocation is not a disruption—it's an opportunity to preserve and enhance a trusted community service. I urge the Planning and Zoning Board to recognize the tremendous value this center brings to our families and city, and to approve the requested zoning change to allow it to continue serving our children and our future.

Thank you for your consideration and your commitment to strengthening our community.

Sincerely,

A handwritten signature in black ink that reads "Erin Holst" followed by the date "5/12/05". The signature is written in a cursive, slightly slanted style.

Erin Holst

Natasha Siebert
320 8th Street A
Lewiston, ID 83501
nasha1637@gmail.com
208-507-1620

May 12, 2025

Zoning Board of Appeals
City of Lewiston
15 D Street, Suite B
Lewiston, ID 83501

Dear Members of the Zoning Board,

I am writing this as both a parent and a dedicated employee of Sandcastle Kids to express my full support for their zoning application. This facility plays an essential role in the lives of many families in our community, and I respectfully urge you to approve their request.

As a parent and employee, I cannot overstate the value that Sandcastle Kids brings to our family. The care, structure, and educational support my child receives are unmatched in our area. While finding reliable, high-quality child care is a challenge that many areas are facing, Sandcastle Kids has given my family peace of mind the last four and a half years. They have provided a safe, clean, and educational environment where my son and his peers, are cared for with kindness and professionalism. Each day, I see my own preschooler growing emotionally, socially, and intellectually thanks to the thoughtful, engaging environment provided by Camie.

As an employee of Sandcastle Kids, I witness firsthand the dedication, professionalism, and heart that go into everything we do. I have been committed to my role as Lead Infant/Toddler Teacher for over 12 years and truly feel that Sandcastle Kids is more than just a daycare—it's a trusted place where families feel secure and supported, and where children can thrive. Our staff is deeply committed to the safety and development of every child who walks through our doors. I see the daily effort our team puts in to ensure every child is supported and encouraged. We are committed to serving local families and helping children grow in confidence and ability to prepare them for their futures.

Approving this zoning request would allow us to continue supporting working families in Lewiston with the space and resources we need. It supports not only the children we serve, but also the economic base of our city.

Thank you for your time and consideration. I am confident that with your support, Sandcastle Kids will continue to make a positive and lasting impact on our community.

Sincerely,
Natasha Siebert



Ashley Peavey

517 linden drive

Lewiston idaho

lilpeavey@gmail.com

208-791-7543

05/11/2025

Letter of Support for Sandcastle Daycare's Conditional Use permit

Dear Lewiston Zoning Board Members,

I am writing to express my strong support for Sandcastle Daycare and its conditional use permit application. As a foster parent, I have witnessed firsthand the invaluable role Sandcastle Daycare plays in our community. Under the dedicated leadership of its owner, Camie, Sandcastle has become a trusted and essential resource for families, particularly for those navigating the foster care system and hands on experience with kids with disabilities and trauma training.

Sandcastle Daycare has provided a safe, nurturing environment for countless children, including those placed in my care. Their team has demonstrated unwavering commitment to fostering stability, emotional well-being, and developmental growth for children who often face significant life transitions. Additionally, Sandcastle has worked closely with the Department of Health and Welfare, ensuring that foster children receive consistent and compassionate care tailored to their unique needs.

Beyond individual families, Sandcastle Daycare contributes to the overall strength of our community by giving parents a reliable childcare option, and pre- k education to support children getting ready for public school settings. supporting local businesses by enabling parents to work, and enriching children's lives through structured engagement. The presence of such a trusted daycare is not just helpful—it is necessary.

I respectfully urge the Lewiston Zoning Board to approve Sandcastle Daycare's conditional use permit, allowing them to continue the crucial work that benefits children, families, and the broader community. Their services are irreplaceable, and their commitment to our city deserves recognition and support.

Thank you for your time and consideration. Please feel free to contact me should you require any further information.

Sincerely,

Ashley Peavey



Jill Pakkala
208-935-5107
jillpakk@gmail.com

Department of Planning and Building Services
Nez Perce County
Lewiston, Idaho 83501

Dear members of the Planning and Building Services department, I am writing in support of a zoning change request to allow Sandcastle Kids Daycare and Camie Huntley, owner, to relocate this long-established daycare to 3436 8th street in Lewiston.

This zoning change would allow this daycare to continue to provide quality day care services to working families in the community. A quality daycare only helps families to thrive so that they can work and contribute to society. Sandcastle Kids daycare provides early childhood development through their many early learning programs. I cannot foresee any issues with noise ordinances, as the daycare is only open from 6am to 5:30 pm, Monday through Friday. The location has plenty of parking available and with children being dropped off at different times throughout the day, the increase in traffic would be insignificant.

There is already a lack of affordable and quality daycare in the LC Valley, losing Sandcastle Kids Daycare would be a substantial hit to the community. It is a well-liked, established daycare in this community, so keeping and moving Sandcastle Kids Daycare to 3436 8th Street will only have a positive impact on the community.

Thank you for your time and consideration of this zoning change request allowing Sandcastle Kids daycare and Camie Huntley to move this much loved, needed, and in demand day care to their requested location.



Jill Pakkala

Kim Hendrickson
208-791-1758
jersey_girl74@hotmail.com

Department of Planning and Building Services
Nez Perce County
Lewiston, Idaho 83501

I would like to present this letter to the members of the Planning and Building Services Department in support of Camie Huntley, owner of Sandcastle Kids Daycare, and her request for a Conditional Use Permit. Camie Huntley is requesting to relocate her daycare to 3436 8th St in Lewiston, Idaho. Her business has been in operation for many years and is a much-needed quality daycare. The need for daycare facilities in the Lewis-Clark Valley is in high demand and is a huge benefit to working parents in the community. Lack of quality, affordable daycare with hours of operation to meet parents needs causes hardships on working parents. Without available daycare, parents sometimes have to chose giving up their jobs to take care of their children. Daycare offers wonderful opportunities for children, especially families with 1 child. The social benefits and learning to interact with other children along with learning to share with others is huge. These lessons prepare children to move on to Pre-K and kindergarten. As far as any noise ordinance, Sandcastle Kids Daycare will have limited hours along with a limited number of children attending the daycare. I appreciate your time in considering Camie Huntley's application for a Conditional Use Permit at 3436 8th St in Lewiston.

Thank you,

A handwritten signature in cursive script that reads "Kim Hendrickson". The ink is dark and the signature is fluid, with a large loop on the 'H' and a trailing flourish at the end.

Kim Hendrickson

May 14, 2025

Lewiston Planning & Zoning
215 D St.
Lewiston, ID 83501

Dear Planning & Zoning Board Members,

As a former Quality Child Care Consultant working with the IdahoSTARS Child Care Resource & Referral program, I worked directly with Camie Huntly, Owner/Operator of SandCastle Kids Child Care in Lewiston, ID for many years.

Camie has shown dedication to providing caring, high quality, and consistent care in Lewiston for 14 years. High quality education benefits not only children and their families, but society as a whole. Research consistently shows that caring and quality early learning environments have a lasting impact on individuals into their adult years.

Through my past work with IdahoSTARS I worked as a Quality Consultant with Camie and her staff. Camie worked diligently to provide quality care. She complied with licensing and Idaho Child Care Program (ICCP) regulations, as well as participated in the IdahoSTARS *Steps to Quality* program, a voluntary program to support child care business. The *Steps to Quality* program requires child care businesses to go above and beyond regular state or city licensing regulations and holds them to a higher standard, including but not limited to: additional ongoing training, coaching, business practices requirements, & health and safety standards.

During that time, Camie sought out ongoing training and education to support the important work that she does. Camie also provided opportunities and encouragement for staff to do the same. Her knowledge and understanding of child development, and strategies to best support children and families show in her guidance of her staff and in her work to provide everyday learning opportunities in an enriched environment for the children in her care.

In summary, Lewiston needs more qualified child care centers and providers, not less. Quality child care supports parents' engagement in the workforce. Access to high quality education and care contributes to the social, emotional and cognitive growth of children in the early years. Furthermore, evidence clearly shows that child care based on high quality early learning instills protective factors in children over their lifetime, setting the stage for resilient outcomes in times of adversity and providing children with the knowledge and skills they need to succeed in later years. If SandCastle Closes, Lewiston will have one less quality option available to children and families.

I would fully support SandCastle Kids move to another location in Lewiston.

Sincerely,

Shelly Wiemer

Idaho Infant Toddler Program- Human Services Supervisor

shelly.wierner@dhw.idaho.gov

Marguerite A. Makin
3437 8th St.
Lewiston, ID

Lewiston Planing & Zoning Comm.

Att. Dawn Ortiz:

Regarding the request for a daycare permit by Cami Huntley at her 3436 8th St. property; I don't object so long as activity remains on her property. Daycare is needed in the area. My main problem is that my dog barks at everything unusual. I suppose she could adjust.

Sincerely yours,

Marguerite A. Makin



regarding conditional use permit application cup25-2 Cami Huntley

1 message

Tue, Jun 3, 2025 at 12:55 PM

graybillvictoria56@gmail.com <graybillvictoria56@gmail.com>
To: dortiz@cityoflewiston.org

Although I don't want to deprive anyone their business and living, I am not in favor of this permit being issued.

The street that we are on is too narrow for the traffic we already have. Twice a day the school buses run on our street as well as parents dropping off and picking up their kids from Centennial Elementary School, which is directly behind the homes on the east side of 3400 block of 8th street. We also have big delivery trucks, some of them are 16 wheelers, using our street for deliveries instead of using Bryden Ave, it's their shortcut. We also have quite a bit of daily traffic for the neighborhood residences.

The additional twice a day traffic of up to 13 more vehicles dropping off and picking up their kids is a burden, not to mention there is no true parking at the proposed site of business. To me it's an additional safety hazard to the use of our street that is a narrow residential road, already burdened with a lot of traffic.

I have lived on this street for 26 years and the daily traffic is easily 3 times what it used to be, if not more.

Please do not grant this permit on our little street that already has too much use.

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 June 11, 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:

PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP25-2 BY CAMI HUNTLEY WITH SAND CASTLE KIDS (ACTION ITEM): The applicant requests conditional use permit approval for a day care center (13 or more children) at 3436 8th Street in the Low Density Residential, R2A, Zoning district. Daycare Centers are permitted as a Conditional Use in the R2A Zone subject to the special conditions of section 37-20.1 (5) of Lewiston City Code.

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 June 10, 2025** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

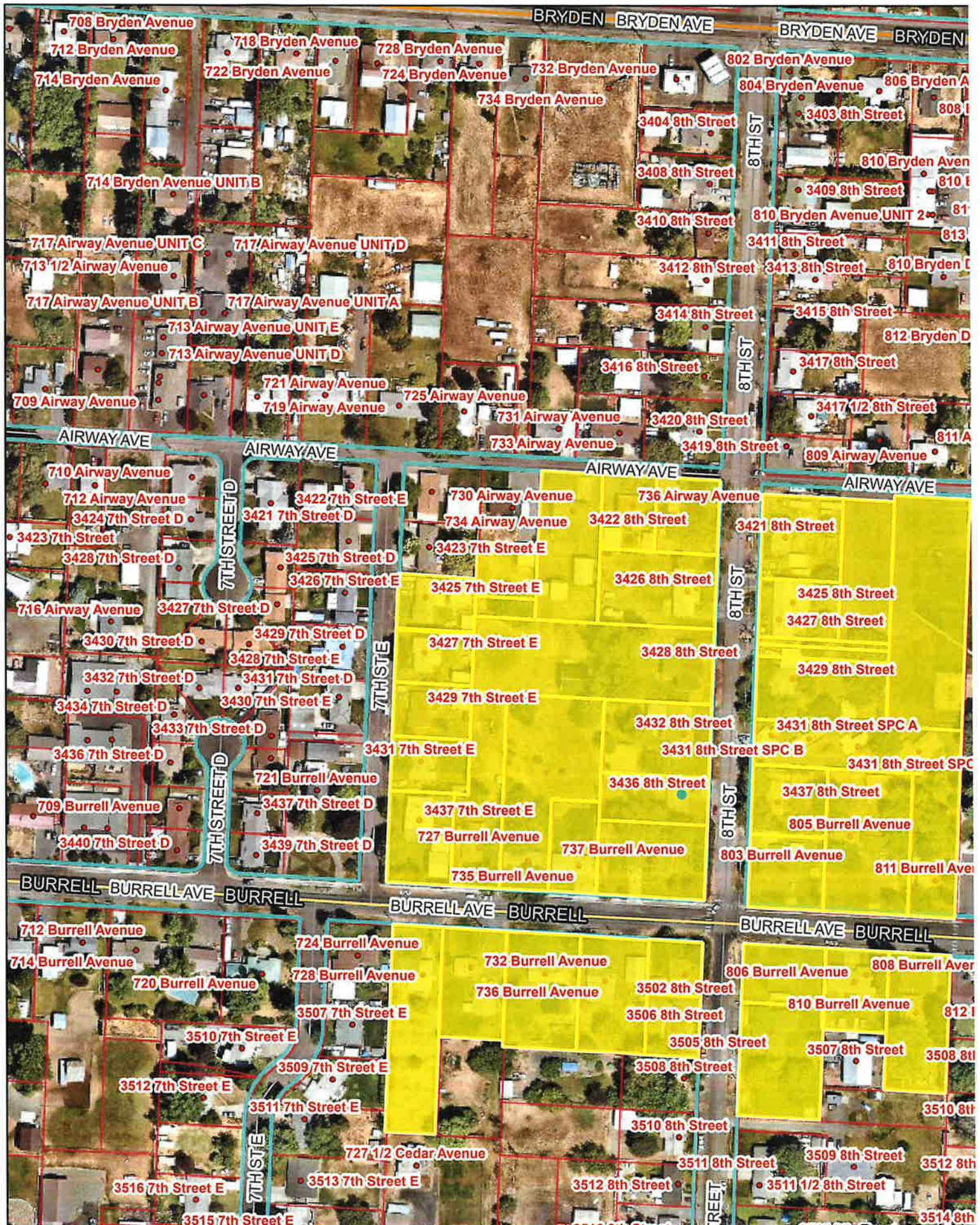
Comments/Testimony for public hearings may also be given in-person at the meeting, during the public hearing.

Public Hearing notice publication date: Sunday May 25, 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.

OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
BAUSCH MAX &	LUMLEY ANDREA	735 BURRELL AVE	LEWISTON	ID	83501	735 BURRELL AVE
KELLY MICHAEL T &	KELLY CARRIE	737 BURRELL AVE	LEWISTON	ID	83501	737 BURRELL AVE
DALTON ESTHER R &	DALTON JEREMY S	732 BURRELL AVE	LEWISTON	ID	83501	732 BURRELL AVE
SCHUIT JOHN B &	SCHUIT COLLEEN D	811 BURRELL AVE	LEWISTON	ID	83501	811 BURRELL AVE
SONNEN MITCHELL &	TERHAAR MYRNA	1822 GRELLE AVE	LEWISTON	ID	83501	806 BURRELL AVE
DOTY LESLIE M		727 BURRELL AVE	LEWISTON	ID	83501	727 BURRELL AVE
HUNTLEY CAMIE RENA		3436 8TH ST	LEWISTON	ID	83501	3436 8TH ST
HERCULA NATHAN E &	HERCULA NATALIE R	3506 8TH ST	LEWISTON	ID	83501	3506 8TH ST
SANDER STEVEN J		736 AIRWAY AVE	LEWISTON	ID	83501	736 AIRWAY AVE
MCCOLLUM STEPHEN &	GLOVER PAMELA R	3428 8TH ST	LEWISTON	ID	83501	3428 8TH ST
SCHOOL INDEPENDENT DISTRICT #1		3317 12TH ST	LEWISTON	ID	83501	
RANKIN NATHANAEL		3427 7TH STREET E	LEWISTON	ID	83501	3427 7TH ST E
RIGGERS KYLE T &	RIGGERS ANNA L	3432 8TH ST	LEWISTON	ID	83501	3432 8TH ST
MARTIN JOHN WILLIAM &	MARTIN KATHERINE	730 BURRELL AVE	LEWISTON	ID	83501	730 BURRELL AVE
BACON WALTER K		3425 7TH STREET E	LEWISTON	ID	83501	3425 7TH ST E
LODGE DOUG D		3429 7TH ST E	LEWISTON	ID	83501	3429 7TH ST E
HARROUN CODY L &	KNAPP CAMILLE M	805 BURRELL AVE	LEWISTON	ID	83501	805 BURRELL AVE
ROSS KIMA		736 BURRELL AVE	LEWISTON	ID	83501	736 BURRELL AVE
ELLISON REBECCA E &	ELLISON BRIAN J	810 BURRELL AVE	LEWISTON	ID	83501	810 BURRELL AVE
HUFF MATTHEW B		728 BURRELL AVE	LEWISTON	ID	83501	728 BURRELL AVE
ADAMSON RICHARD L JR &	ADAMSON TAMMY L	730 AIRWAY AVE	LEWISTON	ID	83501	
FARNSWORTH GARRETT J		3431 7TH STREET E	LEWISTON	ID	83501	3431 7TH ST E
BJUR DAVID A &	BJUR AUDREY C	619 PRESTON AVE	LEWISTON	ID	83501	3429 8TH ST
RACICOT VICTOR R &	ALLEN-RACICOT ELIZABETH MARIE	731 BURRELL AVE	LEWISTON	ID	83501	731 BURRELL AVE
MAKIN HAROLD E &	MAKIN MARGUERITE A	3437 8TH ST	LEWISTON	ID	83501	3437 8TH ST
ACORD GLENN DONALD &	ACORD ELIZABETH DELIA	3505 8TH ST	LEWISTON	ID	83501	3505 8TH ST
FREEMAN LINDA LIVING TRUST		3502 8TH ST	LEWISTON	ID	83501	3502 8TH ST
POWELL KAREN V &	POWELL THEODORE T	3421 8TH ST	LEWISTON	ID	83501	3421 8TH ST
ELLIOT CAMERON		7625 AERIE DR	LEWISTON	ID	83501	3431 8TH ST
ZIPSE WALTER J &	ZIPSE RUTH A	803 BURRELL AVE	LEWISTON	ID	83501	803 BURRELL AVE
WOODRUFF PATRICK R		734 AIRWAY AVE	LEWISTON	ID	83501	734 AIRWAY AVE
WRIGHT CHRISTOPHER G &	WRIGHT APRIL J	3437 7TH STREET E	LEWISTON	ID	83501	3437 7TH ST E
BJUR DAVID A &	BJUR AUDREY	619 PRESTON AVE	LEWISTON	ID	83501	3427 8TH ST
BENEDICT MAXINE J &	FINE SUSAN J &	3422 8TH ST	LEWISTON	ID	83501	3422 8TH ST
GRAYBILL G J &	GRAYBILL VICTORIA G	3426 8TH ST	LEWISTON	ID	83501	3426 8TH ST

City of Lewiston





PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 5/19/2025

Case File Number: CUP25-2

Applicant:

Camie Huntley
3436 8th Street
Lewiston, ID 83501

Property Owner:

Camie Huntley
3436 8th Street
Lewiston, ID 83501

Site Location:

3436 8th Street
Lewiston, ID 83501

Request/Proposal: The applicant requests Conditional Use Permit approval for a daycare center (13 or more children) at 3436 8th Street in the Low Density Residential, R2A, Zoning district. Daycare Centers are permitted as a Conditional Use in the R2A Zone subject to the special conditions of section 37-20.1(5) of Lewiston City Code.

Subject Property and Surrounding Land Uses:

The subject property is .26 of an acre parcel with a single family dwelling on it. Surrounding properties are a mix of single family and two family dwellings with a small trailer park across the street. Centennial elementary school is approximately half a block east on Burrell Avenue.

CUP25-000002

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

Sec. 37-3. Definitions.

Conditional use means a use permitted in a particular zone district upon showing that such use in a specified location will comply with all the conditions and standards as specified in this chapter, including any additional conditions of approval, and when approved by the planning and zoning commission.

(Ord. No. 4108, § 2, 8-15-94)

DIVISION 4. - LOW DENSITY RESIDENTIAL ZONE R-2A

• **Sec. 37-34. - R-2a low density residential zone.**

Purpose. To provide land for lower density residential development with the keeping of livestock as a conditional use.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 4, 7-1-96; Ord. No. 4249, § 13, 10-25-99)

• **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:

- (1) Bed and breakfast facilities, subject to the special conditions of [section 37-13.1\(1\)](#) of this Code;
- (2) Church, subject to the special conditions of [section 37-20.1\(2\)](#) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of [section 37-13.1\(2\)](#) of this Code;
- (6) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;
- (7) Mortuary, subject to the special conditions of [section 37-20.1\(1\)](#) of this Code;
- (8) Park, subject to the special conditions of [section 37-20.1\(4\)](#) of this Code;
- (9) School, subject to the special conditions of [section 37-20.1\(3\)](#) of this Code;
- (10) Single-family dwelling;
- (11) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;
- (12) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 14, 10-25-99; Ord. No. 4385, § 5, 2-14-05; Ord. No. 4398, § 8, 1-9-06; [Ord. No. 4841](#), § 6, 11-14-22)

• **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:

- (1) Repealed by Ord. No. 4742.
- (2) Day care center, subject to the special conditions of [section 37-20.1\(5\)](#) of this Code;
- (3) Group day care, subject to the special conditions of [section 37-13.1\(3\)](#) of this Code;

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- (4) Intermediate care facility;
 - (5) Keeping of livestock, subject to the standards of [sections 37-195](#) through [37-199](#) of this Code;
 - (6) Long-term care facility;
 - (7) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (8) Multifamily dwelling, meeting the standards of [section 37-124.1](#) of this Code;
 - (9) Noncommercial kennel, subject to commercial kennel standards of [section 37-163](#)(15) of this Code;
 - (10) Preschool, subject to the special conditions of [section 37-20.1](#)(6) of this Code;
 - (11) 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;
 - (12) 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;
 - (13) 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;
 - (14) 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;
 - (15) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a density greater than nine (9) dwelling units per acre;
 - (16) Small lot development subject to the requirements of [section 37-33](#), standards for small lot development;
 - (17) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a density greater than nine (9) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 15, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4354, § 2, 3-29-04; Ord. No. 4385, § 6, 2-14-05; Ord. No. 4398, § 9, 1-9-06; Ord. No. 4433, § 3, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 2, 3-28-16; Ord. No. 4676, § 5, 11-28-16; Ord. No. 4742, § 2G, 8-19-19; Ord. No. 4799, § 4, 3-8-21; [Ord. No. 4841](#), § 7, 11-14-22)

• **Sec. 37-37. - Lot size.**

In an R-2A zone, the minimum lot size shall be as follows:

- (1) For a single-family dwelling, the minimum lot area shall be seven thousand five hundred (7,500) square feet, subject to [sections 32-45\(f\)\(1\)](#) and [36-103](#) of this Code.
 - (2) For a two-family dwelling, the minimum lot area shall be ten thousand (10,000) square feet, and connection to a municipal sanitary sewer system must be provided.
 - (3) For a multifamily dwelling, the minimum lot area shall be ten thousand (10,000) square feet plus four thousand (4,000) square feet for each dwelling unit over two (2), and connection to a municipal sanitary sewer system must be provided.
 - (4) Lot width shall be a minimum of seventy (70) feet.
 - (5) Lot depth shall be a minimum of one hundred (100) feet.
 - (6) Two-family dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots, provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4381, § 2, 1-24-05; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 6, 11-28-16)

- **Sec. 37-38. - Yards.**

Except as provided in article VIII, in an R-2A zone the minimum yard requirements shall be as follows:

- (1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
 - (2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
 - (3) A rear yard shall be a minimum of twenty (20) feet.
- (Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-39. - Lot coverage.**

In an R-2A zone buildings shall not cover more than forty (40) percent of the lot.
(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-40. - Height of buildings.**

In an R-2A zone, no building shall exceed a height of thirty-five (35) feet.
(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-20.1. - Special conditions.

- (5) *Day care center, thirteen (13) children or over.*
 - (a) A business license is required in accordance with [chapter 21](#) of this Code.
 - (b) The size of the site is shown to be reasonable for the intended use.
 - (c) Access to the site meets all applicable ordinances.
 - (d) The surrounding property will not otherwise be adversely affected.
 - (e) Off-street parking and pick-up/drop-off area shall be provided.

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 fifty (50) percent and the maximum number of parking spaces allowed shall be one hundred (100) percent of the following in accordance with [section 37-123.1](#), except that there shall be no maximum off-street parking for a single-family dwelling.

c. Day care center: Two (2) spaces, plus one (1) space for every employee on the maximum shift; a paved unobstructed pick up space with adequate stacking area (as determined by the community development director) shall be provided in addition to standard driveway and parking requirements;

Sec. 37-160. Authorization to grant or deny conditional uses.



(a) Uses designated in this chapter as conditional uses may be permitted upon authorization by the commission in accordance with the standards and procedures established in this article. The commission may impose, in addition to those standards and requirements expressly specified by this chapter, any additional conditions which it considers necessary to protect the best interests of the surrounding property or the city as a whole. Those conditions may include, but are not limited to:

- (1) More restrictive standards than generally required, such as increased lot or yard size, with limitations or increased parking space requirements;
- (2) Minimizing adverse impacts, such as limiting the number, size and location of signs and requiring screening, diking, fencing or landscaping;
- (3) Controlling the timing, sequence, and duration of development;
- (4) Designating the exact location and nature of development and assuring that it is maintained properly;
- (5) Requiring the provision of on-site or off-site public facilities.

(b) Pursuant to Idaho Code Section [67-6512\(f\)](#), exceptions or waivers of standards, other than use, in this chapter may be permitted by the commission through issuance of a conditional use permit only when the exceptions or waivers of standards are incidental to the conditional use permit being considered by the commission.

(c) The commission shall consider the following relevant criteria and standards when considering whether to grant a conditional use permit and/or an exception or waiver of standard that is incidental to a conditional use permit:

- (1) The proposed use (will/will not) result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) or, if so, that any anticipated nuisances will be appropriately mitigated.
- (2) The proposed use (is/is not) a public necessity (and/but) (is/is not) justified by the applicant and deemed to be of benefit to the public.
- (3) The character of the proposed use, if developed according to the plan as submitted, (will/will not) be in harmony with the area in which it is to be located.
- (4) The proposed use (will/will not) endanger the environment or the public health or safety.
- (5) The proposed use (will/will not) be in substantial conformance with the comprehensive plan.

(d) Any use which is granted and permitted as a conditional use in a particular zone under the terms of this chapter shall be deemed to be a conforming use in said zone. A use existing prior to August 15, 1994, and which is classified in this chapter as a conditional use,

shall be considered a conforming use. Any future change or alteration in existing structures shall be permitted outright, provided required permits are obtained and standards complied with. Any change in use shall be subject to the regulations of the zone in which it is located.

(e) Any increase in lot area for a use allowed by conditional use shall require the approval of the planning and zoning commission in the same manner as the original application.

(f) Upon approval by the planning and zoning commission of the findings of fact, conclusions of law and decision, those decisions that create uses that may be transferred with the land shall be filed on record in the office of the Nez Perce County recorder.

(g) Authorization of a conditional use shall be void after twelve (12) months unless:

(1) A building permit pursuant thereto has been applied for;

(2) Where no building permit is required, the intent of the conditional use has been fulfilled; or

(3) Substantial progress towards completion of the project has been accomplished, as determined by the community development director.

(h) The community development director may extend the expiration date of a conditional use permit to six (6) months upon written request of the applicant. The decision to grant or deny the extension shall be based on the following criteria:

(1) Application for extension is received prior to the expiration date;

(2) The conditional use remains consistent with the comprehensive plan and conditional uses allowed with the zone;

(3) The applicant can show progress towards establishing the conditional use;

(4) The applicant can show that circumstances specific to the conditional use and beyond the applicant's control warrant an extension of time. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4530, § 1, 4-27-09; Ord. No. 4631, § 1, 7-13-15; Ord. No. 4651, § 1, 2-22-16)

Sec. 37-161. Application for a conditional use.



(a) A property owner or his agent may initiate a request for a conditional use or for the modification of an existing conditional use by filing an application with the community development department on forms prescribed in Article XIII. The application shall be submitted at least twenty (20) working days prior to the meeting at which it will be considered. The application for a conditional use shall be accompanied by a site plan drawn neatly and accurately and to an appropriate scale showing at least the following items:

(1) Property lines;

(2) Street address or legal description;

(3) Zoning of the property;

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- (4) Setbacks measured from the property lines;
- (5) All building locations, size of buildings and overhangs;
- (6) Driveways and parking spaces;
- (7) Landscaping;
- (8) The size, location and nature of the requested use;
- (9) The location and size of all existing and proposed signs;
- (10) Location of solid waste disposal and collection facilities;
- (11) Other information, as directed by the community development department, necessary to fully explain and describe the nature of the request.

(b) The general site plan, as approved or modified by the commission, shall be made a part of the applicant's file and all construction and development shall comply with the conditions of approval set by the commission as well as all applicable city codes. Nothing in this general site plan approval shall be interpreted as allowing the owner or applicant variation from current ordinances that were not specifically addressed at the time of permit approval. (Ord. No. 4108, § 2, 8-15-94)

Sec. 37-162. Public hearing on a conditional use. SHARE

Before the commission shall act upon a request for a conditional use, it shall hold a public hearing pursuant to section [37-184](#) of this chapter. (Ord. No. 4108, § 2, 8-15-94)

Comprehensive Plan:

The subject property is located in the Comprehensive Plan's Future Land Use Map designation of Neighborhood Residential. Neighborhood Residential is a relatively low intensity primarily residential place type that includes a variety of housing types including single-family detached, duplexes, cluster housing, and accessory dwelling units (ADU's). Building should respect the scale and character of the existing built environment regarding size, mass, and design. Identified supporting uses in this area include Open Space and Recreation, Residential Multi-Unit, Mixed-use, Retail and restaurant, Personal Services, Office, Transportation and Utilities, and Institutions.

Goals, Objectives and Actions that are applicable to this application are as follows:

LU.1.3 Balance land uses. Establish land use patterns that accommodates various land uses in proportion to the needs of the community.

LU.1.3.2 Evaluate the zoning code to enable compatible uses in more locations to minimize the distance between residences and needed services.

ED2.2 Support partners to mitigate barriers to employee retention. Collaborate with appropriate organizations to help retain Lewiston's workforce.

Input From Other Departments/Agencies:

CUP25-000002

From the Fire Department; "Owner is working with Fire on Building and Fire Code compliance."

From the Public Works Department, Engineering Division; "Traffic Impact would be minimal if approved. Current City code allows for driveway to be increased to a total of 30 ft width in residential areas. Applicant can utilize existing roadway shoulder parking in the ROW parallel to 8th Street centerline. Adjacent neighbor's trees and bushes that are in ROW may need to be trimmed in order to accommodate neighborhood parking."

Analysis:

The applicant currently operates Sandcastle Kids from a commercial location at 903 16th Ave. She has been leasing that location for the last 14 years. That location is currently up for sale and the applicant is proposing to relocate her daycare center to a single family dwelling located at 3436 8th Street. The applicant would not use the single family dwelling as her residence and would convert it to solely serve as a daycare center.

The subject property is an approximately .26 acre lot that contains a single family dwelling. As stated in the application, the current Sandcastle Kids location is approximately 900 square feet and moving to the subject location would more than double the amount of space available. The subject property contains a large fenced yard and both paved and gravel parking. The applicant proposes to increase the amount of off street parking by adding additional graveled area to the current front yard.

The subject property is located in a neighborhood of single family and two-family dwellings with some trailer parks throughout. The subject property is approximately ½ a block to the west of Centennial Elementary School, which is located at 815 Burrell Avenue. 8th Street is designated a local road for this area and Burrell Ave (the closest intersection) is a collector street. The subject property is identified as Neighborhood Residential on the Future Land Use Map. The Neighborhood Residential designation identifies "Personal Services" as a supporting use and childcare facilities are listed under that personal services category.

As stated by the applicant in her application, approval of the Conditional Use Permit will allow her to continue operating her daycare center and continue to provide much needed childcare for working parents in the Lewis Clark Valley. The Comprehensive Plan supports this application through Action ED 2.2 "Support partners to mitigate barriers to employee retention. Collaborate with appropriate organizations to help retain Lewiston's workforce." The availability of dependable childcare is extremely important to working parents and the companies that employ them.

Public Health provided that in the Orchards area there are three (3) daycare centers operating and two (2) in-home daycares operating. There has been one

(1) in-home daycare that has recently closed. There are also two Preschools operating, either as part of a daycare or stand alone (Head Start).

Relevant Criteria and Standards:

See attached reasoned statement worksheet.

Prepared By:

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CWP25-2

City of Lewiston



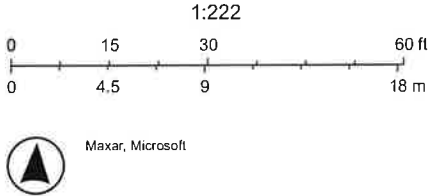


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- City Limits
- Street
- Address

- Parcel Annotation
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR GRANTING OR DENIAL OF CONDITIONAL USE PERMIT**

This document shall serve as memorialization of the rationale for the granting or denial of a Conditional Use Permit, 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:

II. APPLICANT'S NAME AND ADDRESS:

III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:

IV. DATE OF PUBLIC HEARING:

V. NAME OF HEARING BODY:

Lewiston Planning and Zoning Commission

VI. NATURE OF SUBJECT CONDITIONAL USE PERMIT APPLICATION:

VII. DECISION:

The Lewiston Planning and Zoning Commission [APPROVES/DENIES] XXX.

VIII. CONDITIONS OF APPROVAL:

Pursuant to Lewiston City Code § 37-160, the Planning and Zoning Commission may impose conditions upon approval of a conditional use permit. This conditional use permit is subject to the following conditions:

XXX.

IX. TERMINATION OF CONDITIONAL USE PERMIT:

Pursuant to Lewiston City Code § 37-160, authorization of a conditional use permit shall be void after twelve (12) months unless:

(1) A building permit pursuant thereto has been applied for;

(2) Where no building permit is required, the intent of the conditional use has been fulfilled; or

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR CUP~~xx-xxxxxx~~

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(3) Substantial progress towards completion of the project has been accomplished, as determined by the community development director.

X. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

XI. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this conditional use permit:

1. The proposed use **(will/will not)** result in conditions that will tend to generate nuisances (such as noise, dust, glare, vibrations, and odors) or, if so, any anticipated nuisances will be appropriately mitigated. Applicable commentary:
2. The proposed use **(is/is not)** a public necessity **(and/but) (is/is not)** justified by the applicant and deemed to be of benefit to the public. Applicable commentary:
3. The character of the proposed use, if developed according to the plan as submitted, **(will/will not)** be in harmony with the area in which it is to be located. Applicable commentary:
4. The proposed use **(will/will not)** endanger the environment or the public health or safety. Applicable commentary:
5. The proposed use **(will/will not)** be in substantial conformance with the Comprehensive Plan. Applicable commentary:
6. Pursuant to Idaho Code § 67-6512, the conditional use permit may be granted subject to the ability of political subdivisions, including school districts, to provide services for the proposed use. Applicable commentary:
7. The proposed rezone **(is/is not)** in conformance with Idaho Code 67-6537, Use of Surface and Ground Water. Applicable commentary:

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:

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR CUP~~xx-xxxxxx~~

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:

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 Planning and Zoning Commission reconsider its final decision within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14th) day after the Planning and Zoning Commission 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 an appeal of the Planning and Zoning Commission's decision to the City Council.

Within fourteen (14) calendar days after the Planning and Zoning Commission has adopted its written decision on reconsideration, an applicant or affected person may file with the City Clerk a written notice of appeal to the City Council, in accordance with Lewiston City Code § 37-185(c). A form may be obtained from the City Clerk. The written notice of appeal shall include, at a minimum, the following information: (1) the name and address of the applicant or affected person, (ii) identification of the section(s) of the Lewiston City Code or applicable state or federal law(s) that has been incorrectly applied or violated and a description of how they have been incorrectly applied or violated, and (iii) a description of the real or potential prejudice to a substantial right of the applicant or affected person. The fee required by Lewiston City Code § 37-188 shall be deposited with the City Clerk within the fourteen (14)-day period. If an appeal is not filed and/or the fee required by Lewiston City Code § 37-188 is not deposited within the fourteen (14)-day period, then the decision of the Planning and Zoning Commission shall be final.

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:

Signature of Planning and Zoning Commission Chair or Vice Chair or Acting Chair

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP **xx-xxxxxx**

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Printed: _____

Date of Signature: _____

ATTEST: _____
Tanya Brocke, Community Development Specialist