



**Lewiston Planning & Zoning Commission  
REGULAR MEETING AGENDA  
July 23, 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.

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**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 JULY 09, 2025 MEETING MINUTES (ACTION ITEM)**

**B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE WRITTEN DECISION FOR AMENDMENT TO THE CANYON CREST PLANNED UNIT DEVELOPMENT AGREEMENT (ACTION ITEM)::**

The applicant, RPL Development LLC, requests amendments to the design of the 18<sup>th</sup> Street connector road (currently a gravel road) between the top of the hill at the north end of the development and Lindsay Creek Road. More specifically, they request that the planned street lighting be eliminated (except at intersections), that the planned trees and related irrigated turf planting strips along the roadway be eliminated, and that the street be of shed design (a one-way slant), instead of a “crowned” roadway. - Action Item ()

**C. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT CUP25-4 BY STEPHANIE BEIDMAN (ACTION ITEM): : The applicant requests conditional use permit approval for multifamily residential when located on the ground floor of a structure in the General Commercial, C4, Zone at 1313 G Street. The applicant proposes to convert half of an existing commercial office building into three (3) studio apartments. - Action Item ()**

**IV. STAFF-COMMISSION COMMUNICATIONS**

**A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF AUGUST 13, 2025 (PUBLIC HEARINGS ON COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE APPLICATION).**

**V. ADJOURNMENT - Action Item**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA

Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

July 09, 2025

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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; Emily Wolf, Vice Chair; Shaunita Cable; Kevin Kelly; Cynthia Ball; Kevin Kelly; Kathy Branson; Maureen Anderson

*COMMISSIONERS EXCUSED:* None.

*STAFF MEMBERS PRESENT:* Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor

**II. CITIZENS COMMENTS**

None

**III. ACTIVE AGENDA**

**A. APPROVAL OF JUNE 25, 2025 MEETING MINUTES (ACTION ITEM)**

Commissioners Ball and Cable moved and seconded, respectively, approval of the June 25, 2025 meeting minutes with corrections. The motion carried 7-0.

**B. REVIEW AND APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR ZNC25-1 A ZONE CHANGE APPLICATION BY STEVE CARLTON:**

Commissioners Wolf and Ball moved and seconded, respectively, to approve the Reasoned Statement for ZNC25-1 as written. The motion carried 6-0-1 with Commissioner Cable abstaining.

**C. REVIEW AND APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT CUP25-3 BY MATT & SARA WARREN:**

Chair Iacoboni and Commissioner Ball moved and seconded, respectively, to approve the Reasoned Statement for CUP25-3 as written. The motion carried 7-0.

**IV. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners for the July 23, 2025 meeting.**

All commissioners in attendance should be in attendance for the July 23, 2025 meeting beside Commissioner Wolf. Staff Hollingshead stated there will be 2 public hearings at this meeting.

V. ADJOURN

There being no further business, Commissioners Kelly and Branson moved and seconded, respectively, to adjourn. The motion carried 7-0, and the Planning and Zoning Commission adjourned at approximately 5:35 p.m.

RESPECTFULLY SUBMITTED,

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Dawn Ortiz,  
Recording Secretary

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Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

# 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 July 23, 2025 at 5:30 pm.**

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING  
2<sup>ND</sup> 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 AMENDMENT TO THE CANYON CREST PLANNED UNIT DEVELOPMENT AGREEMENT (ACTION ITEM):** The applicant, RPL Development LLC, requests amendments to the design of the 18th Street connector road (currently a gravel road) between the top of the hill at the north end of the development and Lindsay Creek Road. More specifically they request that the planned street lighting be eliminated (except at intersections), that the planned trees along the roadway be eliminated, and that the street be of shed design (a one-way slant), instead of a "crowned" roadway.

**FOR FURTHER INFORMATION ABOUT THIS PROPOSAL** contact Katie Hollingshead at the Community Development Department at [jplaskon@cityoflewiston.or](mailto:jplaskon@cityoflewiston.or) or (208) 746-1318, ext. 7202.

**Submission of Written Comments/Testimony:** To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday July 22, 2025** by: Emailing [dortiz@cityoflewiston.org](mailto: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 July 6, 2025.**

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June 9, 2025

City of Lewiston  
215 D Street  
Lewiston, ID 83501

City of Lewiston Staff:

Our company, RPL Development, LLC, is requesting a PUD amendment for the 18<sup>th</sup> Street connection to Lindsey Creek Road. This road will be a great benefit to the residents of the city. The paved connection from 18<sup>th</sup> Street to Lindsey Creek Road will reduce the traffic on Burrell Avenue, and shorten the travel time for many residents. We are attempting to build the connection many years before we are required by our PUD.

There won't be any residential units along this rural road. We request that road lighting be only required at intersections. There won't be access to power along the road, so it would be difficult to include road lighting. We expect nighttime pedestrian traffic to be rare since the road connects to a rural road that doesn't have lighting or a walking path.

We request that trees and irrigation be excluded from the connection road. The road won't be visible from homes in our development. It would be difficult for trees to survive along this road since there isn't access to water. There isn't existing topsoil for a significant portion of the connection.

We request permission to use a one-side slope road with a shed cross section for stormwater collection. This will simplify pavement surface stormwater collection.

Thank you for your consideration of our requests.

Sincerely,



Brian Schmidt

RPL Development, LLC

# THE ESTATES AT CANYON CREST

## 18th STREET - NORTH ACCESS ROUTE

### CIVIL CONSTRUCTION PLANS

#### PUBLIC IMPROVEMENT QUANTITIES

|                                                  |              |
|--------------------------------------------------|--------------|
| 1. Mobilization                                  | Lump Sum     |
| 2. Slope Excavation at N. Entrance (East & West) | Lump Sum     |
| 3a. 6" Base Course (5' x 1' Roadway)             | 6000 Sq. Yds |
| 3b. 6" Crushed Rock Pathway Base (5' x 1')       | 2200 L.F.    |
| 4a. 3" A.C. Pavement (Roadway)                   | 5500 Sq. Yds |
| 4b. 2 1/2" A.C. Pavement (8' Wide Pathway)       | 1800 Sq. Yds |
| 5. Conc. Curb & Gutter                           | 2100 L.F.    |
| 6a. Conventional (Type 1) Catch Basins           | 9 Each       |
| 6b. City Drop Box 6x10 Cbs                       | 3 Each       |
| 7a. 12" Dia. HDPE 16-12 Storm Drain Pipe         | 148 L.F.     |
| 7b. 18" Dia. HDPE 16-12 Storm Drain Pipe         | 120 L.F.     |
| 7c. 12" Dia. Hsds. CMP Storm Drain Pipe          | 1050 L.F.    |
| 7d. 15" Dia. Hsds. CMP Storm Drain Pipe          | 243 L.F.     |
| 7e. Storm Sewer Manholes                         | 5 Each       |
| 8a. 15" Dia. PVC San. Sewer Pipe                 | 60 L.F.      |
| 8b. San. Sewer Manhole                           | 7 V.P.       |
| 18. Stormwater Infiltrators (2)                  | 133 L.F.     |
| 19. Traffic Control                              | Lump Sum     |
| 20. Drain Type Guard Rail                        | 290 L.F.     |
| 21. Signage & Centerline Striping                | Lump Sum     |
| 22. Canals Phase Stormwater Management           | Lump Sum     |
| 23. Relocate Power Poles                         | 3 Each       |
| 24. Canals Layout & Striping                     | Lump Sum     |

\*Owner Furnished Crushed Rock

#### LEGEND

|                              |                              |
|------------------------------|------------------------------|
| PROPOSED GRAVITY SAN. SEWER  | EXISTING SAN. SEWER          |
| PROPOSED STORM SEWER         | EXISTING STORM SEWER         |
| PROPOSED WATER LINE          | EXISTING WATER LINE          |
| PROPOSED FENCE LINE          | EXISTING FENCE LINE          |
| PROPOSED CATCH BASIN         | EXISTING CATCH BASIN         |
| PROPOSED MANHOLE             | EXISTING MANHOLE             |
| PROPOSED WATER METER         | EXISTING GATE VALVE          |
| PROPOSED GATE VALVE          | EXISTING FIRE HYDRANT        |
| PROPOSED FIRE HYDRANT        | EXISTING THRUST BLOCK        |
| PROPOSED THRUST BLOCK        | EXISTING WATER METER         |
| PROPOSED CONTOUR LINE        | EXISTING UTILITY POLE        |
| PROPOSED SPOT ELEVATION      | EXISTING CONTOUR LINE        |
| PROPOSED CENTERLINE MONUMENT | EXISTING SPOT ELEVATION      |
| PROPOSED CENTERLINE          | EXISTING PROPERTY LINE       |
| PROPOSED EASEMENT LINE       | EXISTING CENTERLINE MONUMENT |
| PROPOSED PROPERTY LINE       |                              |
| PROJECT BOUNDARY             |                              |
| SILT FENCE                   |                              |

#### SHEET INDEX

|       |                                                         |
|-------|---------------------------------------------------------|
| C0.1  | CITY INSPECTION CHECKLIST                               |
| C1    | GENERAL NOTES & DETAILS                                 |
| C2    | EXISTING CONDITIONS PLAN                                |
| C3    | PROJECT DEVELOPMENT PLAN                                |
| C4    | SITE CONSTRUCTION EROSION & SEDIMENT CONTROL PLAN       |
| C5    | INTERSECTION DETAILS (ALLEY/18TH ST & LINDSAY CREEK RD) |
| C6.1  | 18TH STREET / NORTH ACCESS ROAD PLAN & PROFILE          |
| C6.2  | 18TH STREET / NORTH ACCESS ROAD PLAN & PROFILE          |
| C6.3  | 18TH STREET / NORTH ACCESS ROAD PLAN & PROFILE          |
| C6.4  | 18TH STREET / NORTH ACCESS ROAD X-SECTIONS              |
| C6.5  | 18TH STREET / NORTH ACCESS ROAD X-SECTIONS              |
| C7    | LINDSAY CREEK ROAD INTERSECTION SLOPE GRADING           |
| C8    | STORMWATER INFILTRATORS (2)                             |
| C9    | STORM SEWER PLAN & PROFILE                              |
| C10   | TRUCK TURNING MOVEMENTS                                 |
| C11   | SCHOOL BUS TURNING MOVEMENTS                            |
| C20.1 | STANDARD DRAWINGS                                       |
| C20.2 | STANDARD DRAWINGS                                       |

#### VICINITY MAP



#### DEVELOPER INFORMATION

RPL Development, LLC  
P.O. Box 498  
Lewiston, ID  
208745-3811

#### UTILITY PROVIDERS

SANITARY SEWER CITY OF LEWISTON (Kevin Evans) 208-746-1316  
WATER L.C.I.D. (Barney Metz) 208-746-8235  
POWER AVISTA (Trey Woods) 509-360-2750  
CABLE T.V./INTERNET SPARKLIGHT (Rick Ramsey) 208-746-3336  
DARK FIBER PORT OF LEWISTON (Ann Blum) 509-285-2332



THE ESTATES AT CANYON CREST  
18th STREET - NORTH ACCESS ROUTE  
RPL DEVELOPMENT, LLC  
LEWISTON, IDAHO



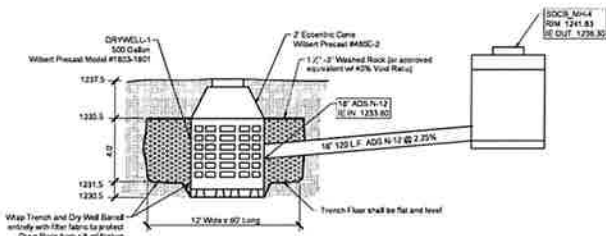
HAWKINS ENGINEERING & DEVELOPMENT CO.  
2005 Perry Lane, Lewiston, Idaho 83501  
(208) 746-0000

SHEET

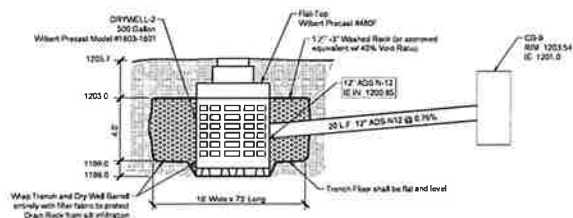
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INFILTRATOR A/B  
(STA:65+60)



INFILTRATOR C  
(STA:72+00)

#### STORMWATER CATCH BASIN DROP INLET

See Also Sheet C38.2 Sub Div. 5-10  
(CB-1, CB-3 & CB-5)

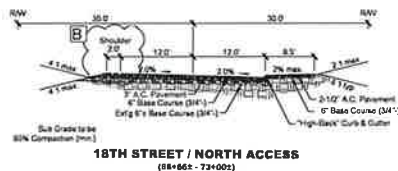
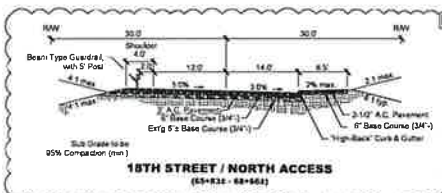
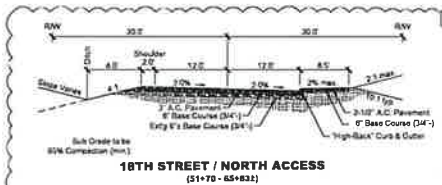


Completed "Drop Inlet"

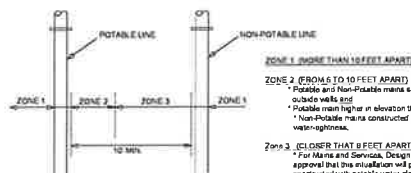


"Drop Inlet" during construction

(Photos courtesy of City of Lewiston Public Works Dept)



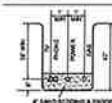
#### LINE SEPARATIONS



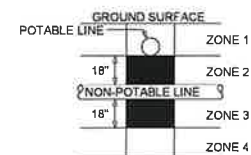
#### NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEWISTON, IDAHO, STANDARD SPECIFICATIONS FOR HIGHWAYS, 2011 EDITION, LATEST REVISIONS.
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#### FRANCHISE UTILITIES TRENCH DETAIL



#### LINE CROSSINGS



- ZONE 1**  
A) Potable Water and Non-Potable Water and Service Lines must be separated by at least 18 inches and  
B) One full, undisturbed length of Non-Potable pipe must be centered so that the joints are as far as possible from the crossing
- ZONE 2** Potable line 18" over the top of Non-Potable line (Main and Services)  
A) One full, undisturbed length of Non-Potable Water pipe must be centered on the crossing so that the joints are as far as possible from the Non-Potable line and  
either B)  
Non-Potable line must be constructed to Potable water pipe standards and pressure tested for water tightness for a horizontal distance of 10 feet on both sides of crossing  
or C)  
Non-Potable or Potable line must be cased in a larger diameter carrier pipe for a horizontal distance of 10 feet on both sides of the crossing, with no joints.
- ZONE 3** Same requirements as Zone 2 except the Non-Potable line must also be supported above the crossing to prevent settling.
- ZONE 4** Same requirements as Zone 1 except the Non-Potable line must also be supported above the crossing to prevent settling.
- Service Force Mains shall have at least eighteen inches of clearance from Potable Water mains and Zones 2 and 3 placement is prohibited. Separation requirements also apply to Potable and Non-Potable service lines controlled by the system owner and extending to the property line, service meter, or cleanout. Refer to IDAPA 58.01.06.042.01 "Utility Rules for Public Drinking Water Systems" and IDAPA 58.01.15.430.0 Idaho's Wastewater Rules.

THE ESTATES AT CANYON CREST  
18th STREET - NORTH ACCESS ROUTE  
NOTES & DETAILS  
RPL DEVELOPMENT, LLC  
LEWISTON, IDAHO

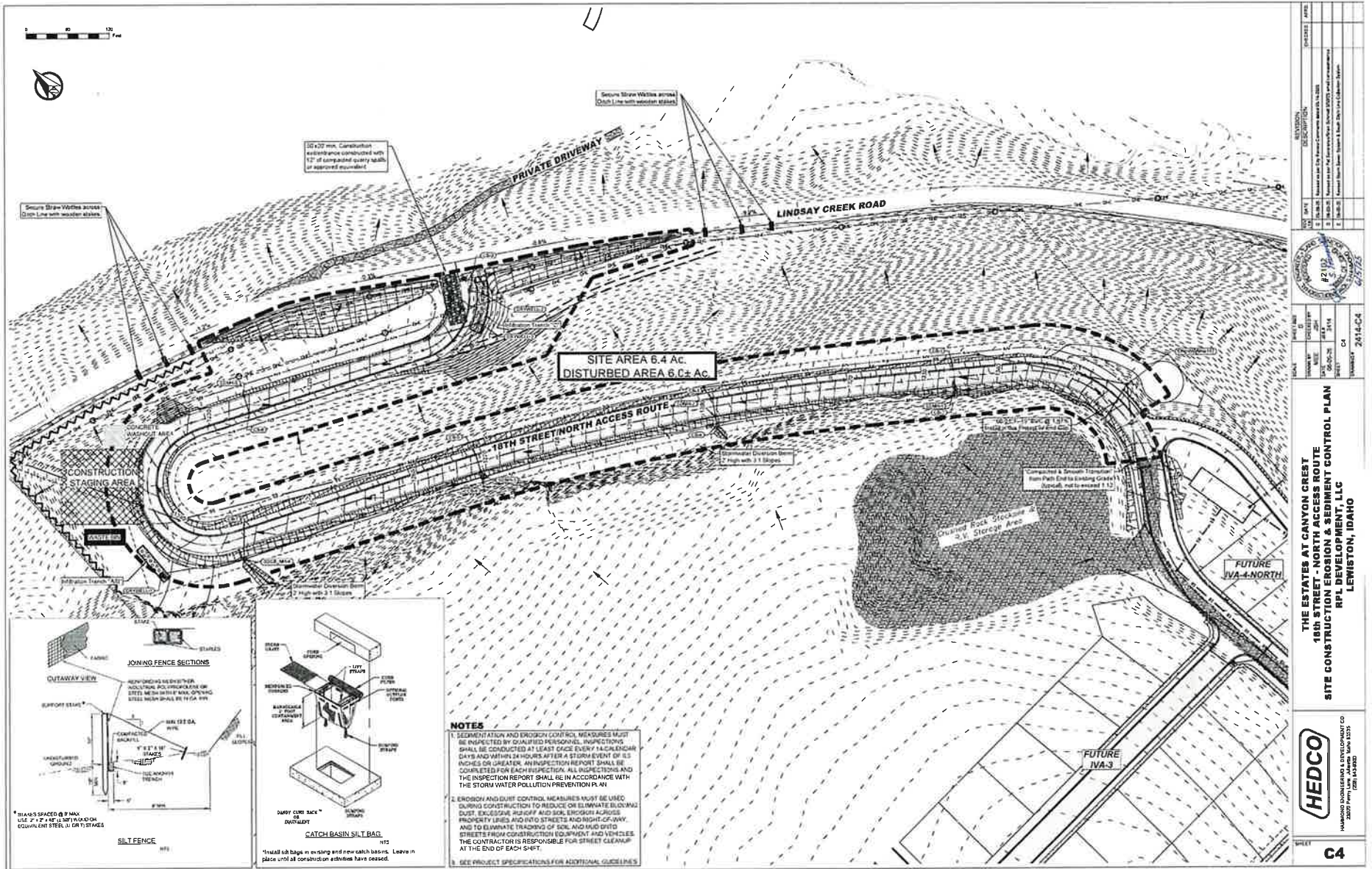


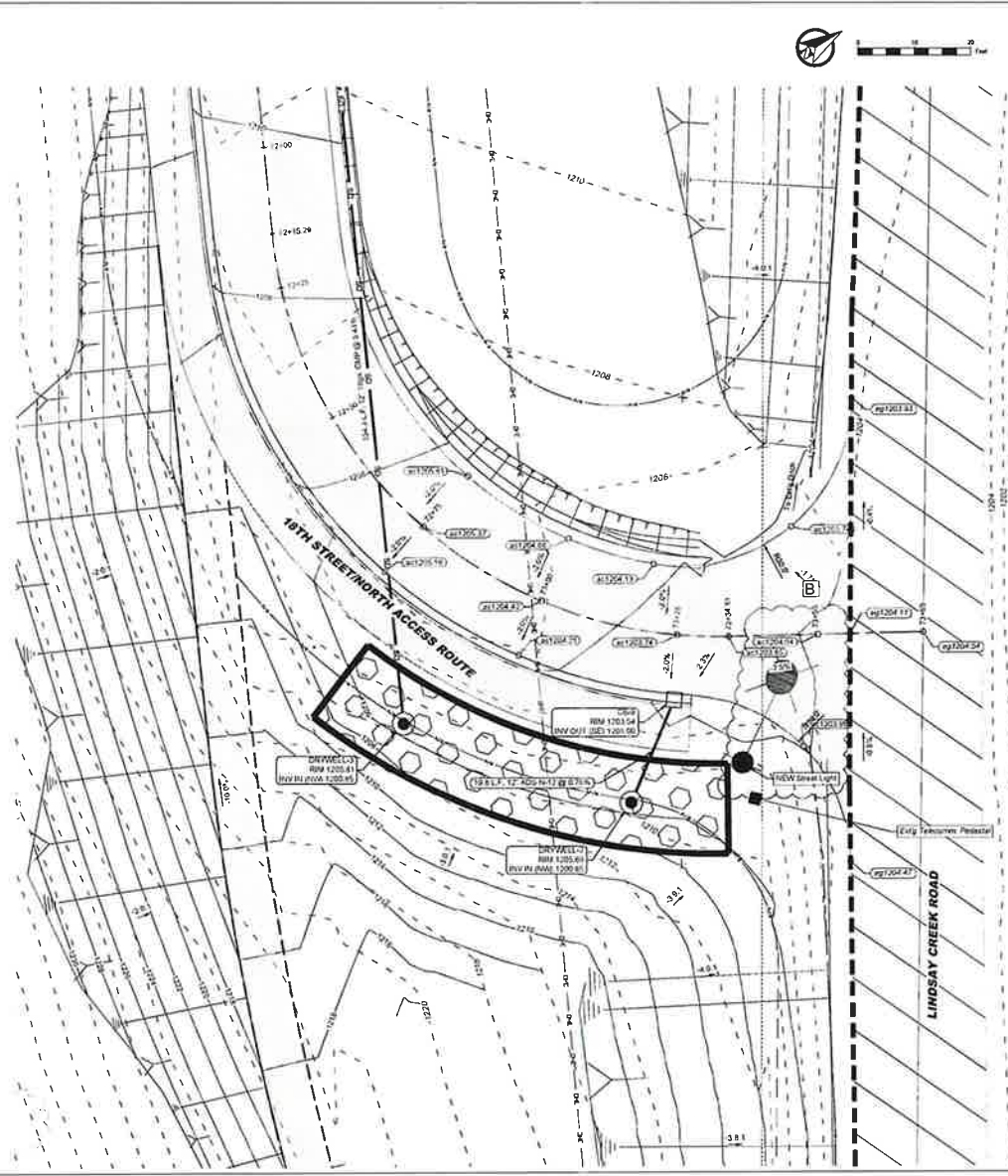
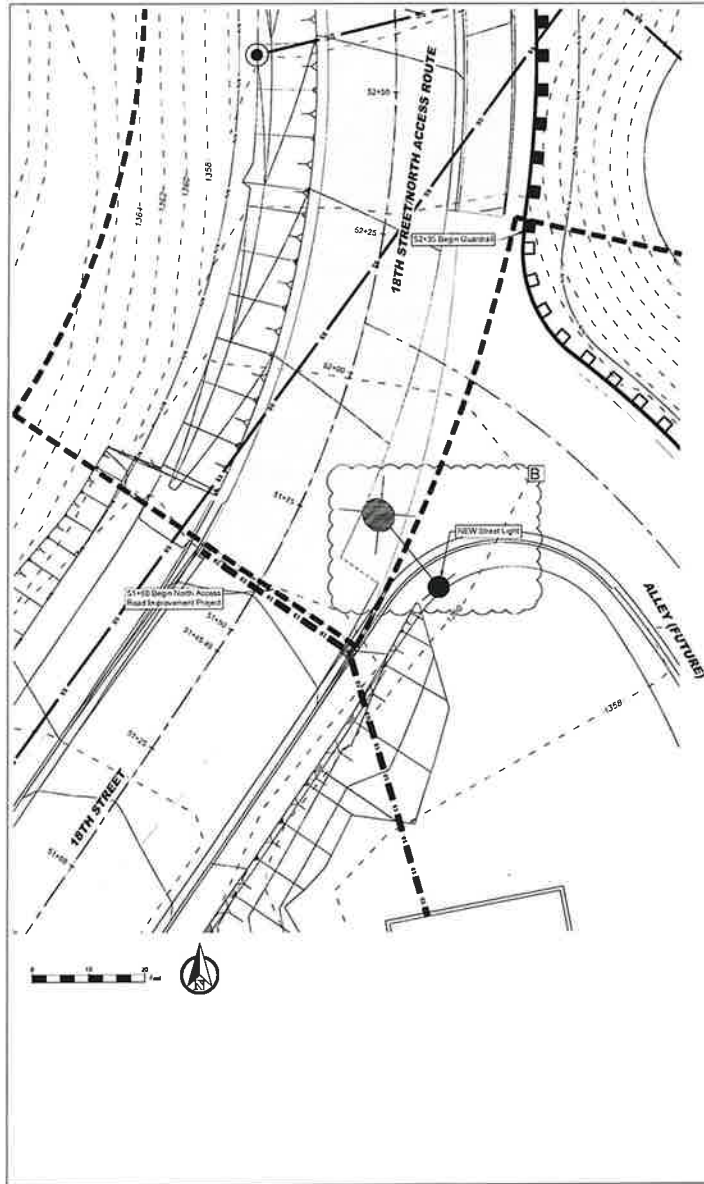
REGISTERED PROFESSIONAL ENGINEER  
No. 10000  
State of Idaho  
2020 Term Expires: March 31, 2025  
(SINCE 04/2020)

SHEET  
**C1**



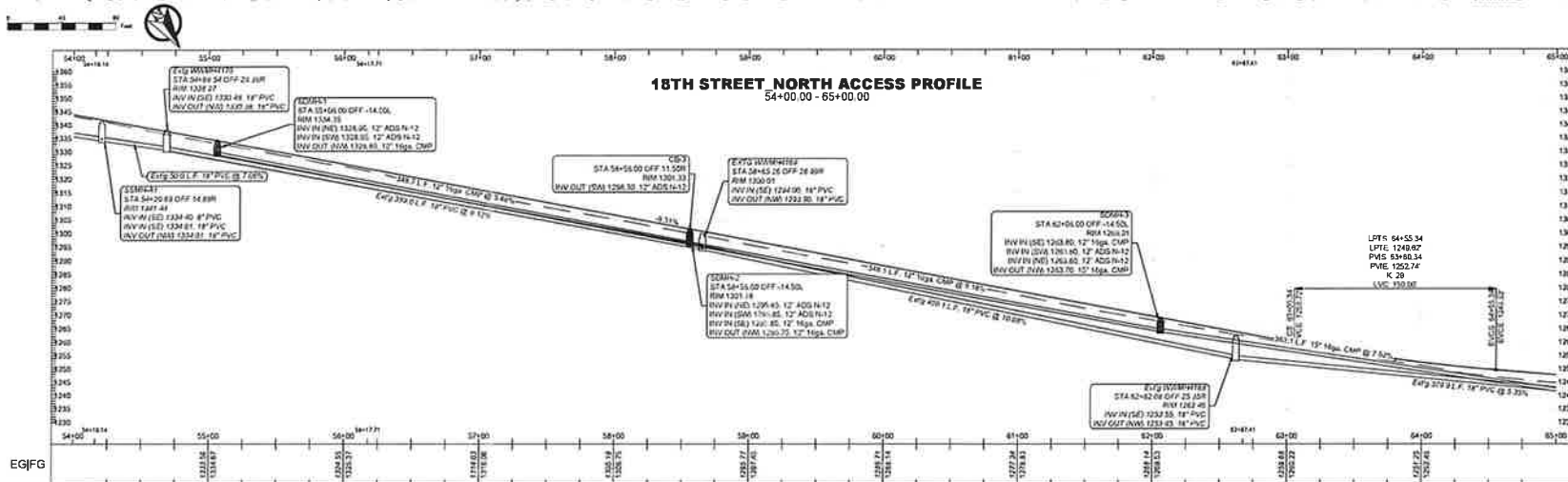
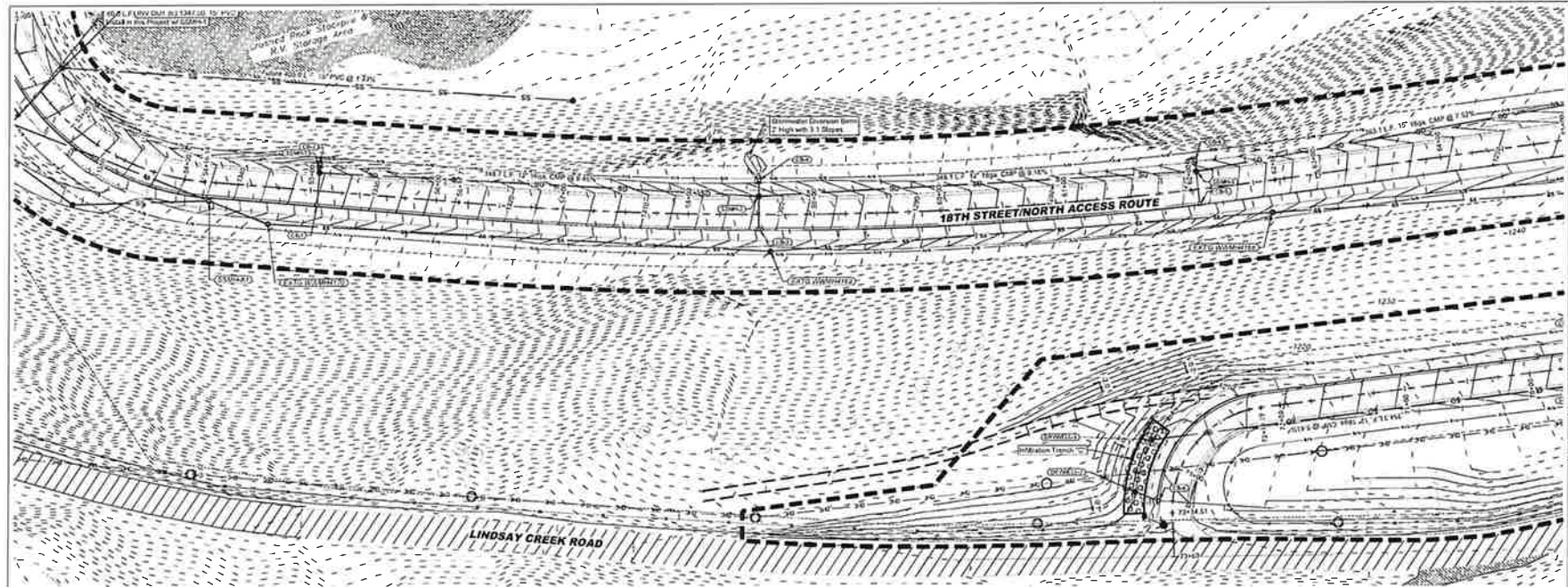






|                    |                                                                     |                                                                                                                                                                                     |                    |                    |
|--------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|
|                    |                                                                     | <b>THE ESTATES AT CANYON CREST</b><br><b>18th STREET - NORTH ACCESS ROUTE</b><br><b>INTERSECTION DETAILS</b><br><b>RPL DEVELOPMENT, LLC</b><br><b>LEWISTON, IDAHO</b>               |                    | 2414.C5<br>2414.C5 |
| SHEET<br><b>C5</b> | HEDCO<br>2000 Perry Lane<br>Lewiston, Idaho 83501<br>(208) 413-3333 | PROJECT<br>2414.C5                                                                                                                                                                  | DATE<br>05/14/2014 | DRAWN BY<br>JEN    |
| CHECKED BY<br>JEN  |                                                                     | REVISION<br>1. 05/14/2014<br>2. 05/14/2014<br>3. 05/14/2014<br>4. 05/14/2014<br>5. 05/14/2014<br>6. 05/14/2014<br>7. 05/14/2014<br>8. 05/14/2014<br>9. 05/14/2014<br>10. 05/14/2014 |                    |                    |





| DATE     | DESCRIPTION                                       | BY | CHECKED |
|----------|---------------------------------------------------|----|---------|
| 06-05-25 | Revised for City Review Comments dated 05-27-2025 | JM |         |
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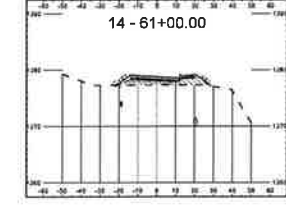
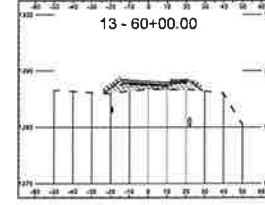
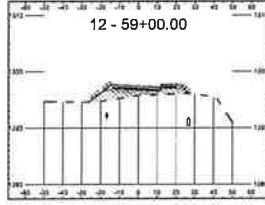
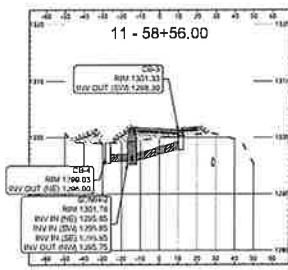
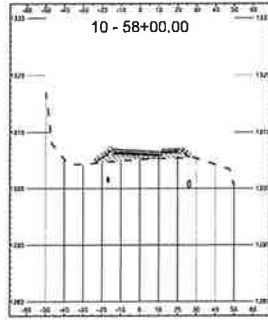
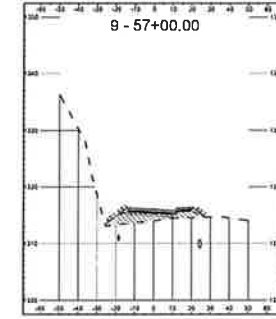
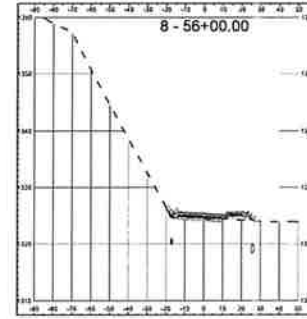
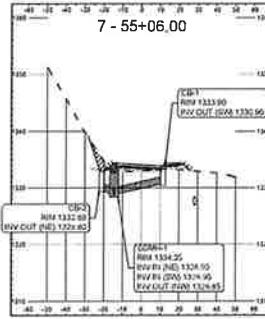
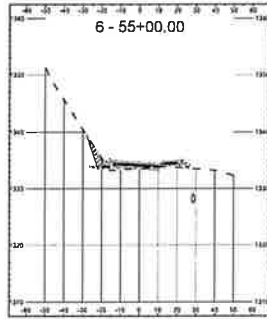
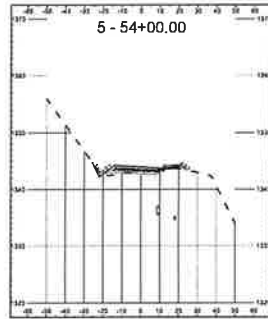
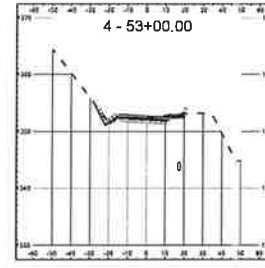
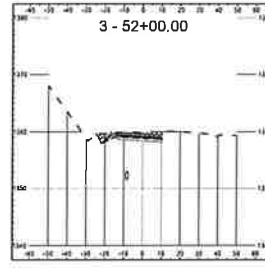
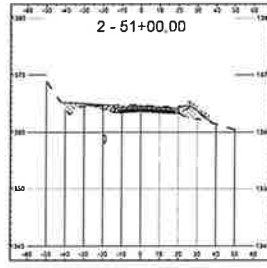
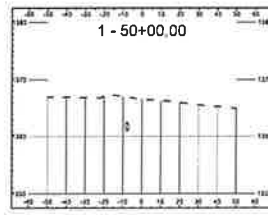
  

**THE ESTATES AT CANYON CREST**  
**18TH STREET / NORTH ACCESS ROUTE**  
**PLAN & PROFILE, LLC**  
**RPL DEVELOPMENT, LLC**  
**LEWISTOWN, IDAHO**

**2414-C6.2**

**C6.2**





**THE ESTATES AT CANYON CREST**  
**18TH STREET / NORTH ACCESS ROUTE**  
**X-SECTIONS**  
**RPL DEVELOPMENT, LLC**  
**LEWISTON, IDAHO**

**REVISION**

| NO. | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| 1   | 01/14/2021 | ISSUED FOR PERMIT   |
| 2   | 01/14/2021 | REVISIONS TO PERMIT |
| 3   | 01/14/2021 | REVISIONS TO PERMIT |
| 4   | 01/14/2021 | REVISIONS TO PERMIT |
| 5   | 01/14/2021 | REVISIONS TO PERMIT |
| 6   | 01/14/2021 | REVISIONS TO PERMIT |
| 7   | 01/14/2021 | REVISIONS TO PERMIT |
| 8   | 01/14/2021 | REVISIONS TO PERMIT |
| 9   | 01/14/2021 | REVISIONS TO PERMIT |
| 10  | 01/14/2021 | REVISIONS TO PERMIT |
| 11  | 01/14/2021 | REVISIONS TO PERMIT |
| 12  | 01/14/2021 | REVISIONS TO PERMIT |
| 13  | 01/14/2021 | REVISIONS TO PERMIT |
| 14  | 01/14/2021 | REVISIONS TO PERMIT |
| 15  | 01/14/2021 | REVISIONS TO PERMIT |
| 16  | 01/14/2021 | REVISIONS TO PERMIT |
| 17  | 01/14/2021 | REVISIONS TO PERMIT |
| 18  | 01/14/2021 | REVISIONS TO PERMIT |
| 19  | 01/14/2021 | REVISIONS TO PERMIT |
| 20  | 01/14/2021 | REVISIONS TO PERMIT |

**PROJECT INFORMATION**

PROJECT NO: 2014-CS-4

DATE: 01/14/2021

SCALE: 1"=20'

DESIGNER: HEDCO

CHECKED: [Signature]

APPROVED: [Signature]

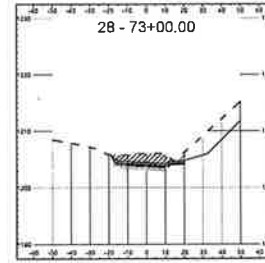
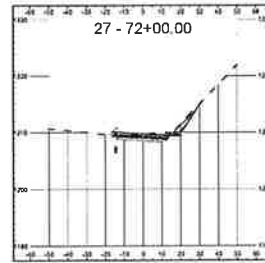
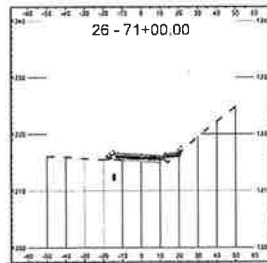
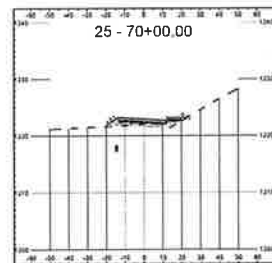
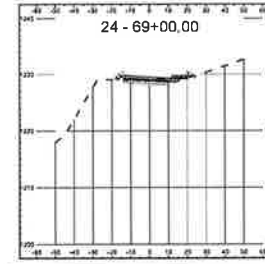
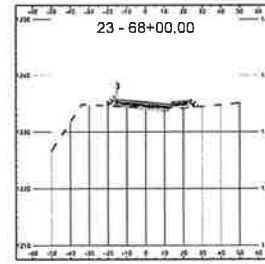
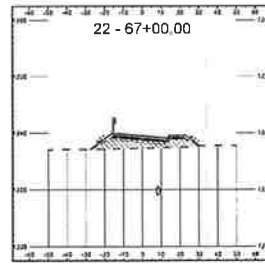
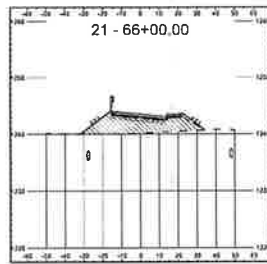
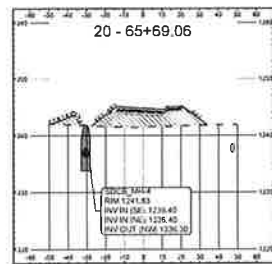
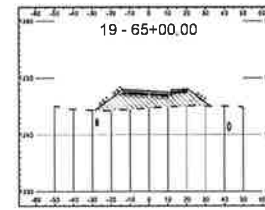
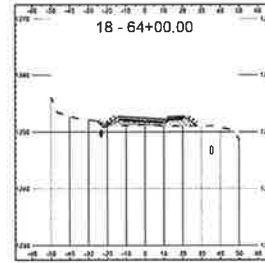
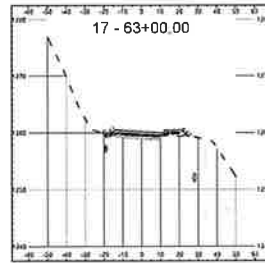
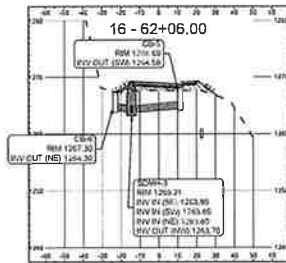
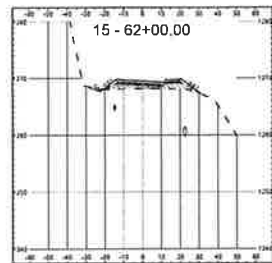
**HEDCO**

LANDSCAPE ARCHITECTS & CIVIL ENGINEERS

2002 North 1st Street, Suite 201

LEWISTON, IDAHO 83403

**C6.4**



Total Volume Table \*

| Station  | Fill Area | Cut Area | Fill Volume | Cut Volume | Cumulative Fill Vol | Cumulative Cut Vol |
|----------|-----------|----------|-------------|------------|---------------------|--------------------|
| 50+00.00 | 0.00      | 0.00     | 0.00        | 0.00       | 0.00                | 0.00               |
| 51+00.00 | 33.04     | 43.66    | 60.63       | 81.47      | 60.63               | 81.47              |
| 52+00.00 | 0.00      | 35.18    | 0.00        | 144.35     | 122.26              | 225.82             |
| 53+00.00 | 0.00      | 23.03    | 0.00        | 104.70     | 122.26              | 330.52             |
| 54+00.00 | 13.60     | 5.88     | 24.87       | 32.84      | 147.28              | 363.36             |
| 55+00.00 | 18.48     | 15.88    | 58.63       | 39.90      | 206.89              | 423.06             |
| 56+00.00 | 31.46     | 15.35    | 4.44        | 3.48       | 211.33              | 426.54             |
| 57+00.00 | 11.43     | 0.48     | 57.50       | 27.57      | 268.83              | 454.11             |
| 58+00.00 | 64.86     | 0.00     | 141.80      | 0.00       | 410.71              | 455.00             |
| 59+00.00 | 42.67     | 0.00     | 198.17      | 0.00       | 609.88              | 455.00             |
| 60+00.00 | 60.79     | 0.10     | 167.07      | 0.10       | 776.94              | 455.10             |
| 61+00.00 | 57.82     | 0.00     | 96.73       | 0.00       | 873.68              | 455.10             |
| 62+00.00 | 49.81     | 0.00     | 190.12      | 0.00       | 1063.80             | 455.10             |
| 63+00.00 | 43.50     | 0.13     | 172.67      | 0.24       | 1236.47             | 455.34             |
| 64+00.00 | 34.48     | 0.01     | 144.32      | 1.36       | 1380.79             | 456.70             |
| 65+00.00 | 38.49     | 0.49     | 8.11        | 0.12       | 1388.90             | 456.82             |
| 66+00.00 | 3.97      | 8.67     | 73.85       | 15.91      | 1462.74             | 472.81             |
| 67+00.00 | 38.56     | 3.47     | 74.98       | 22.47      | 1451.11             | 495.28             |
| 68+00.00 | 124.87    | 0.00     | 298.06      | 6.43       | 1755.07             | 501.71             |
| 69+00.00 | 151.34    | 0.00     | 353.25      | 0.00       | 2108.32             | 501.71             |
| 70+00.00 | 148.86    | 0.00     | 172.61      | 0.00       | 2281.63             | 501.71             |
| 71+00.00 | 77.81     | 0.00     | 429.43      | 0.00       | 2711.07             | 501.71             |
| 72+00.00 | 18.29     | 0.21     | 175.88      | 0.33       | 2886.96             | 502.04             |
| 73+00.00 | 6.78      | 7.78     | 44.55       | 13.44      | 2931.51             | 515.48             |
| 74+00.00 | 19.64     | 0.00     | 88.83       | 15.34      | 3020.34             | 530.72             |
| 75+00.00 | 7.58      | 5.08     | 50.34       | 13.83      | 3070.68             | 543.56             |
| 76+00.00 | 1.07      | 26.04    | 15.87       | 86.49      | 3086.55             | 630.05             |
| 77+00.00 | 0.00      | 74.97    | 2.14        | 195.31     | 3072.09             | 725.27             |

\*Existing Ground vs. bottom of 6" - 3/4" (-) Base Rock

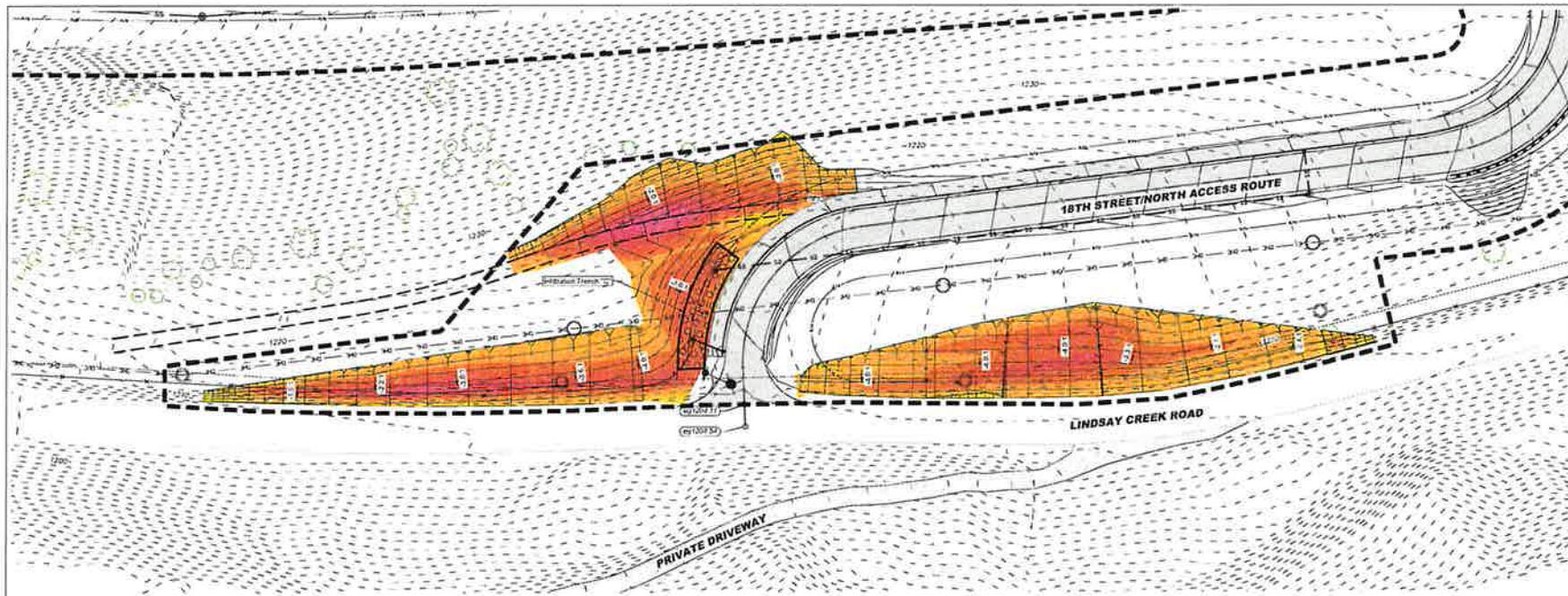
| DATE     | BY          | REVISION          |
|----------|-------------|-------------------|
| 10/24/20 | W. J. HEDCO | 1. Initial Design |
| 11/10/20 | W. J. HEDCO | 2. Revised Design |
| 12/10/20 | W. J. HEDCO | 3. Final Design   |



**THE ESTATES AT CANYON CREST**  
**18TH STREET / NORTH ACCESS ROUTE**  
**X-SECTIONS**  
**RPL DEVELOPMENT, LLC**  
**LEWISTON, IDAHO**



**C6.5**



#### Cut/Fill Summary

| Name                            | Cut Factor | Fill Factor | 2d Area          | Cut             | Fill         | Net                  |
|---------------------------------|------------|-------------|------------------|-----------------|--------------|----------------------|
| Lindsay Cr Rd Slopes EG vs FG.1 | 1.000      | 1.000       | 30964.66 Sq. Ft. | 2442.05 Cu. Yd. | 3.03 Cu. Yd. | 2439.03 Cu. Yd.<Cut> |
| Totals                          |            |             | 30964.66 Sq. Ft. | 2442.05 Cu. Yd. | 3.03 Cu. Yd. | 2439.03 Cu. Yd.<Cut> |

| Elevations Table |                   |                   |         |        |
|------------------|-------------------|-------------------|---------|--------|
| Number           | Minimum Elevation | Maximum Elevation | Area    | Color  |
| 1                | -8.00             | -7.00             | 8.58    | Red    |
| 2                | -7.00             | -6.00             | 310.53  | Red    |
| 3                | -6.00             | -5.00             | 647.44  | Red    |
| 4                | -5.00             | -4.00             | 2181.82 | Red    |
| 5                | -4.00             | -3.00             | 5700.07 | Red    |
| 6                | -3.00             | -2.00             | 6555.81 | Red    |
| 7                | -2.00             | -1.00             | 7167.08 | Red    |
| 8                | -1.00             | 0.00              | 7704.72 | Red    |
| 9                | 0.00              | 1.00              | 557.11  | Yellow |
| 10               | 1.00              | 2.00              | 1.60    | Yellow |

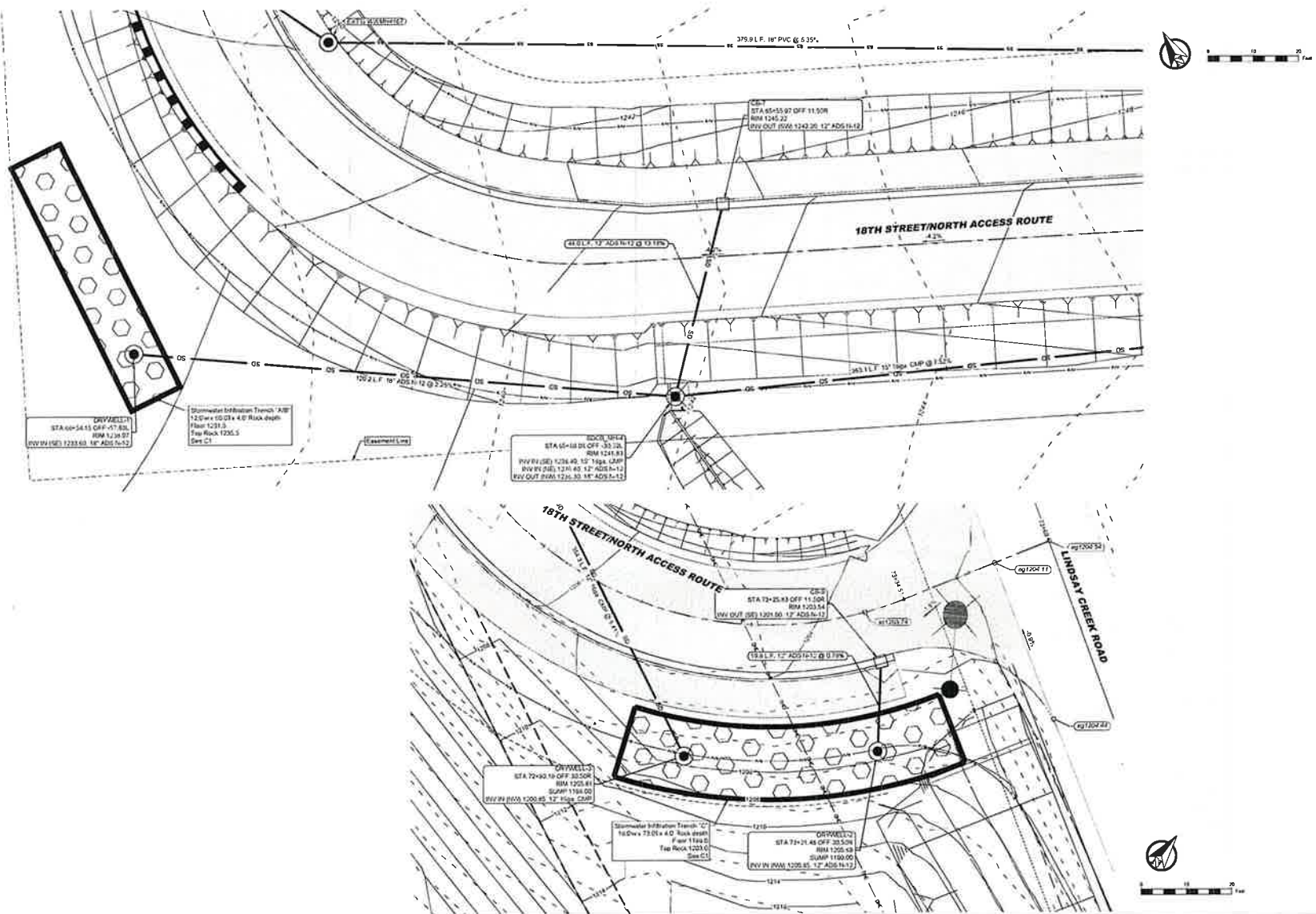
THE ESTATES AT CANYON CREST  
18th STREET - NORTH ACCESS ROUTE  
LINDSAY CREEK ROAD INTERSECTION SLOPE GRADING  
RPI DEVELOPMENT, LLC  
LEWISTON, IDAHO



HAZARDOUS CONSTRUCTION & DEVELOPMENT LLC  
2002 Perry Lane, Lewiston, Idaho 83501  
(208) 744-9233

SHEET

C7



**THE ESTATES AT CANYON CREST**  
**STORMWATER INFILTRATORS**  
**(ALLEY/18TH ST & LINDSAY CREEK RD)**  
**RPL DEVELOPMENT, LLC**  
**LEWISTON, IDAHO**

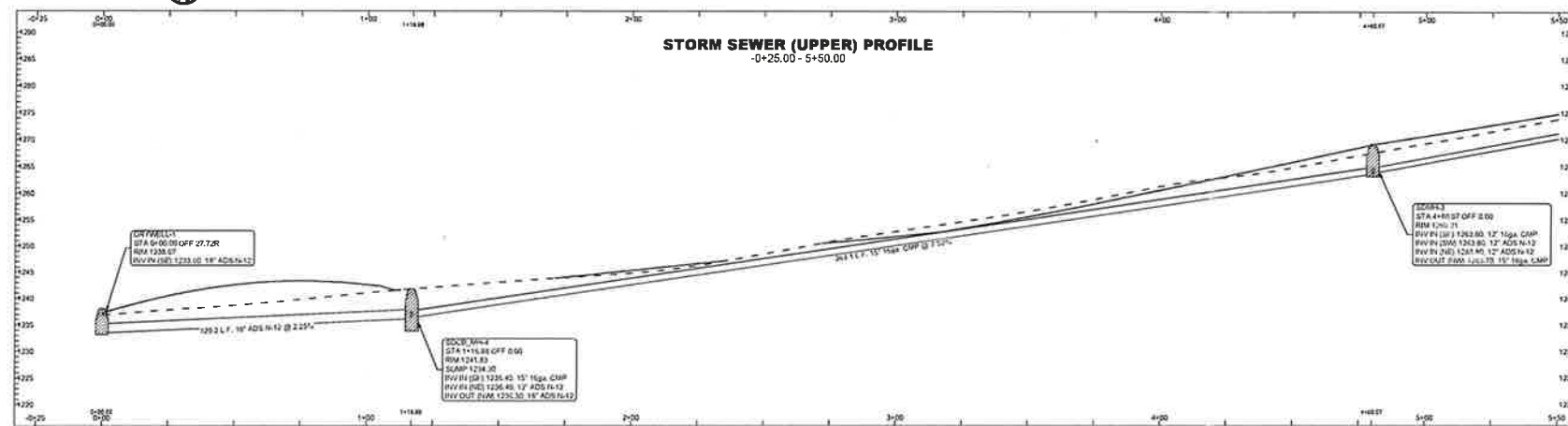
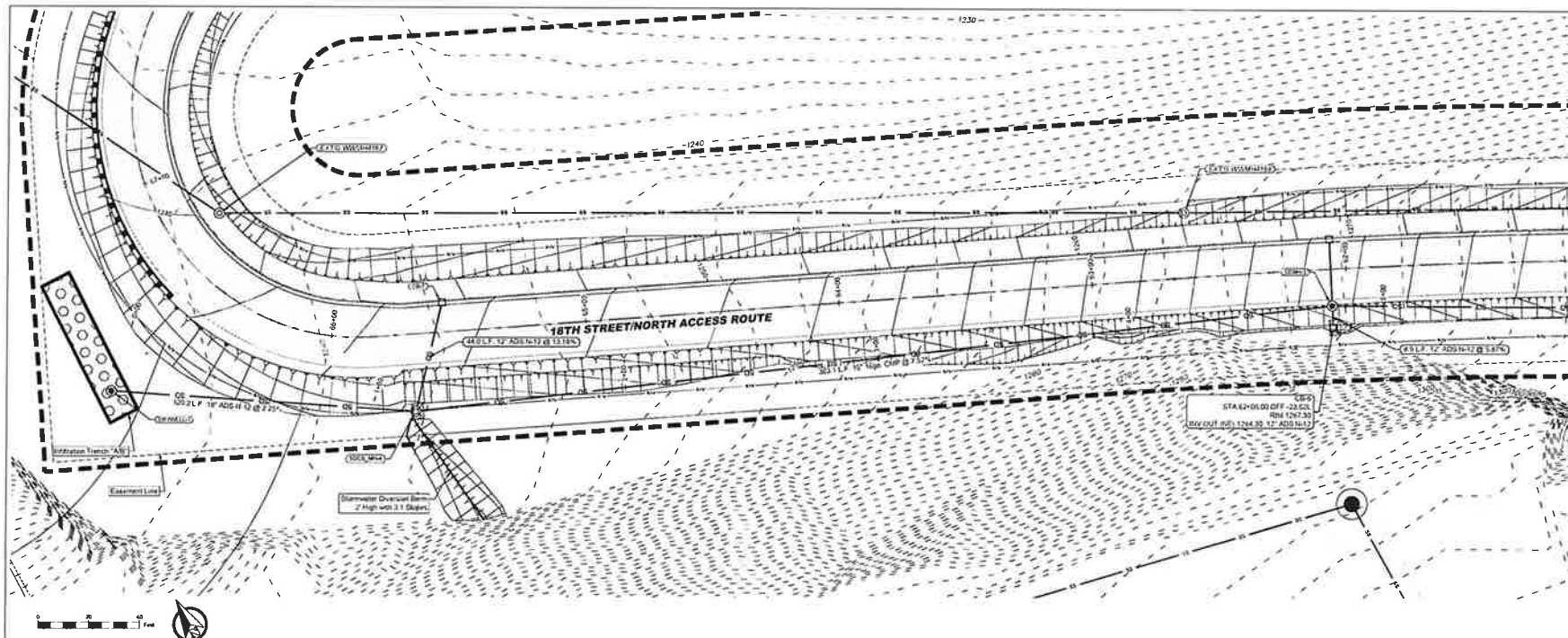
**2414-CB**

**CB**

| REVISION |                | DATE     | BY | CHKD | APPD |
|----------|----------------|----------|----|------|------|
| 1        | Initial Design | 08/05/20 | JL | JS   |      |
| 2        | Revised Design | 08/05/20 | JL | JS   |      |
| 3        | Revised Design | 08/05/20 | JL | JS   |      |

**HEDCO**

Jonathan L. Dwyer, P.E.  
 Mechanical Engineering  
 1000 S. 10th St., Suite 100  
 Lewiston, ID 83403  
 (208) 744-1000



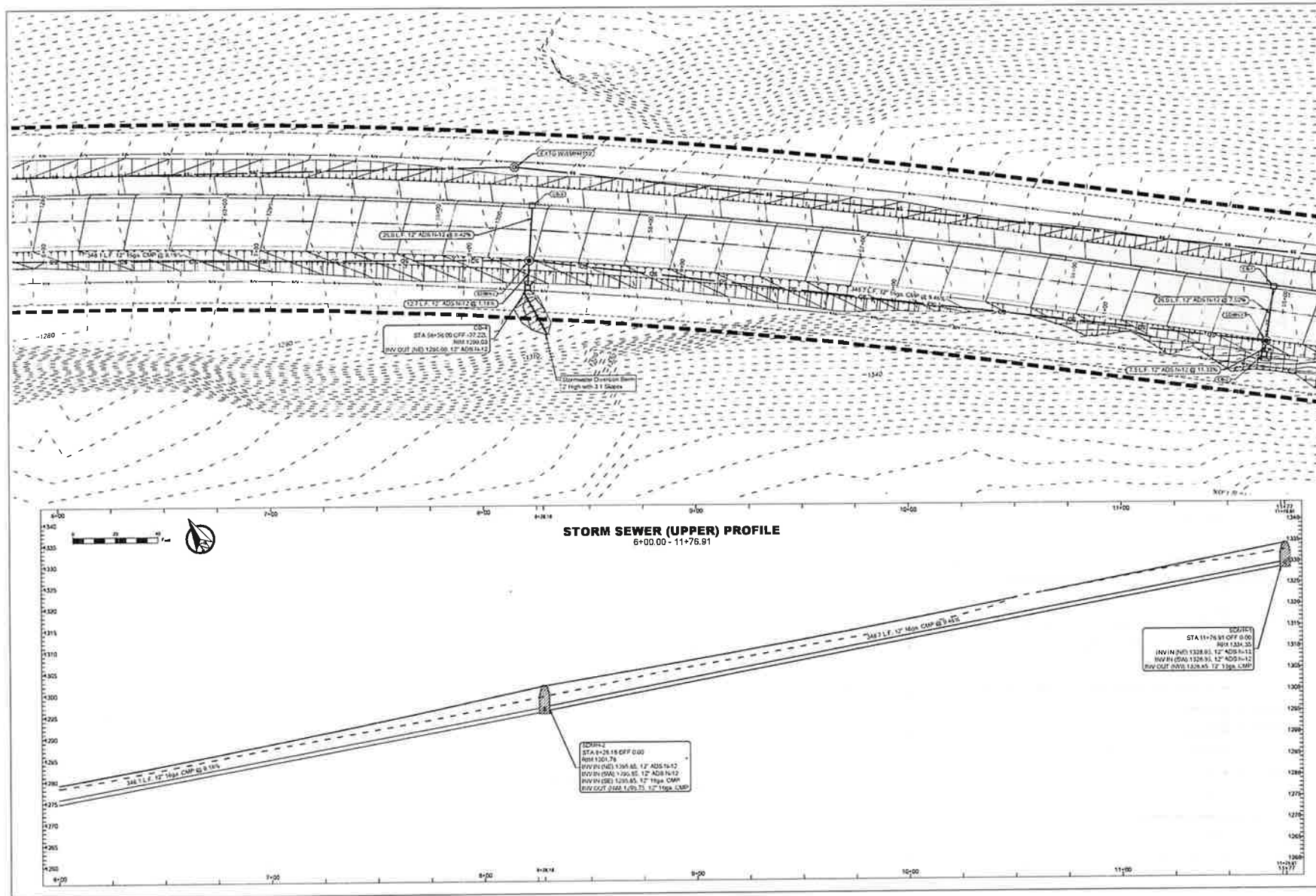
| REVISION | DATE     | DESCRIPTION    |
|----------|----------|----------------|
| 1        | 04/18/20 | Initial Design |
| 2        | 05/12/20 | Revised Design |
| 3        | 06/15/20 | Final Design   |

| NO. | DATE     | DESCRIPTION    |
|-----|----------|----------------|
| 1   | 04/18/20 | Initial Design |
| 2   | 05/12/20 | Revised Design |
| 3   | 06/15/20 | Final Design   |

THE ESTATES AT CANYON CREST  
 18TH STREET / NORTH ACCESS ROUTE  
 STORM SEWER PLAN & PROFILE  
 RPL DEVELOPMENT, LLC  
 LEWISTON, IDAHO

**HEDCO**  
 HAWKINS ENGINEERING & DEVELOPMENT CO.  
 2002 Perry Lane, Lewiston, ID 83501  
 (208) 793-0000

C9.1

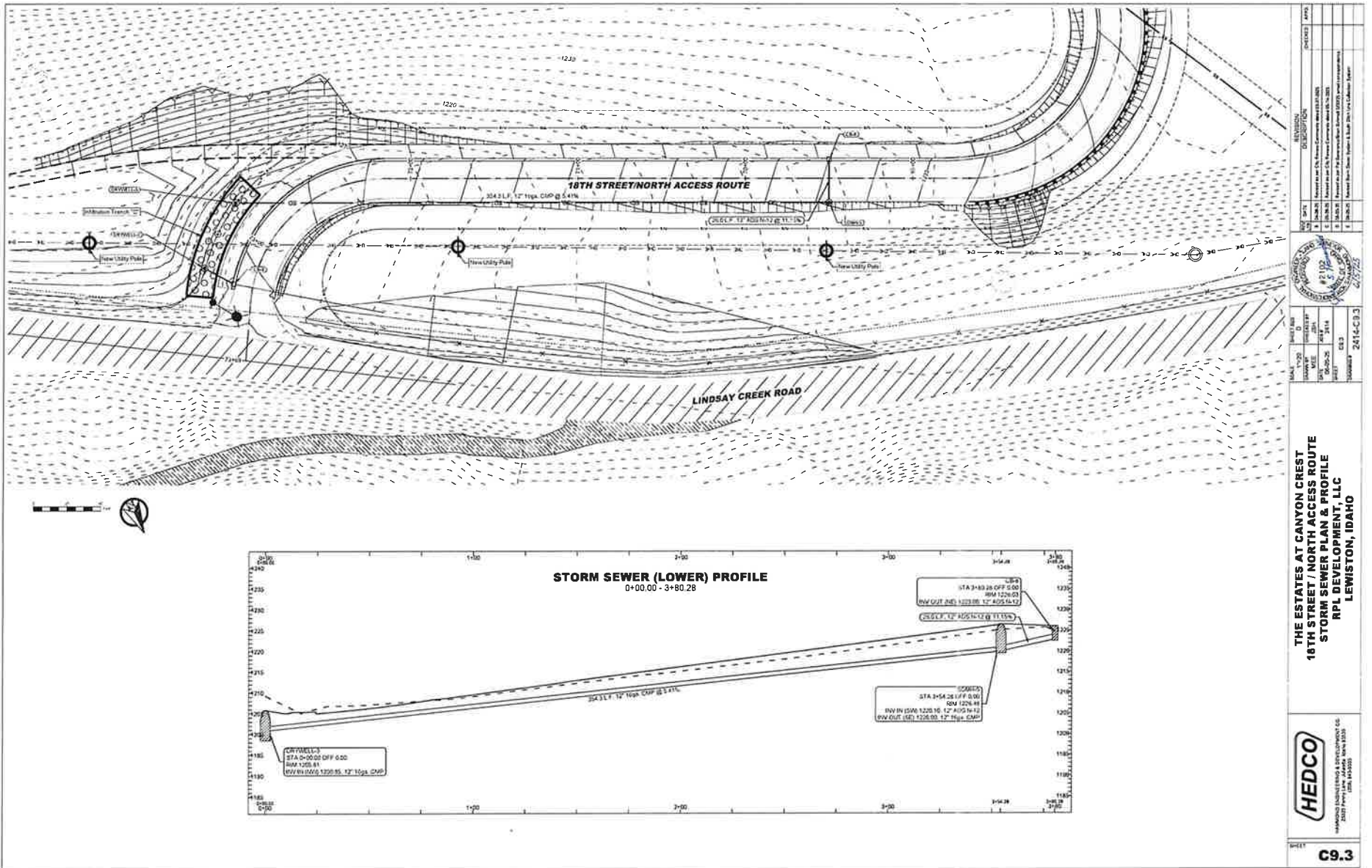


| DATE     | DESCRIPTION                                     | BY | CHECKED | APP'D |
|----------|-------------------------------------------------|----|---------|-------|
| 10/18/23 | Revised per City Review Comments dated 10/12/23 |    |         |       |
| 10/18/23 | Revised per City Review Comments dated 10/12/23 |    |         |       |
| 10/18/23 | Revised per City Review Comments dated 10/12/23 |    |         |       |
| 10/18/23 | Revised per City Review Comments dated 10/12/23 |    |         |       |
| 10/18/23 | Revised per City Review Comments dated 10/12/23 |    |         |       |

**THE ESTATES AT CANYON CREST**  
**18TH STREET / NORTH ACCESS ROUTE**  
**STORM SEWER PLAN & PROFILE**  
**RPL DEVELOPMENT, LLC**  
**LEWISTON, IDAHO**

**HEDCO**  
HAWKINS ENGINEERING & DEVELOPMENT CO.  
2007 Penn Valley Road  
Lewiston, ID 83434

**C9.2**



THE ESTATES AT CANYON CREST  
18TH STREET / NORTH ACCESS ROUTE  
STORM SEWER PLAN & PROFILE  
RPL DEVELOPMENT, LLC  
LEWISTON, IDAHO



SHEET  
**C9.3**

| NO. | DATE       | DESCRIPTION    | BY | CHECKED | APP'D |
|-----|------------|----------------|----|---------|-------|
| 1   | 08/14/2018 | Initial Design | JL |         |       |
| 2   | 08/14/2018 | Revised Design | JL |         |       |
| 3   | 08/14/2018 | Revised Design | JL |         |       |
| 4   | 08/14/2018 | Revised Design | JL |         |       |
| 5   | 08/14/2018 | Revised Design | JL |         |       |
| 6   | 08/14/2018 | Revised Design | JL |         |       |

|             |            |
|-------------|------------|
| PROJECT NO. | 2414-C9.3  |
| DATE        | 08/14/2018 |
| SCALE       | AS SHOWN   |
| DESIGNER    | JL         |
| CHECKER     | JL         |
| APP'D       | JL         |

REVISIONS  
DATE  
DESCRIPTION  
BY  
CHECKED  
APP'D

PROJECT NO.  
DATE  
SCALE  
DESIGNER  
CHECKER  
APP'D

THE ESTATES AT CANYON CREST  
18TH STREET / NORTH ACCESS ROUTE  
STORM SEWER PLAN & PROFILE  
RPL DEVELOPMENT, LLC  
LEWISTON, IDAHO



SHEET  
**C9.3**

| NO. | DATE       | DESCRIPTION    | BY | CHECKED | APP'D |
|-----|------------|----------------|----|---------|-------|
| 1   | 08/14/2018 | Initial Design | JL |         |       |
| 2   | 08/14/2018 | Revised Design | JL |         |       |
| 3   | 08/14/2018 | Revised Design | JL |         |       |
| 4   | 08/14/2018 | Revised Design | JL |         |       |
| 5   | 08/14/2018 | Revised Design | JL |         |       |
| 6   | 08/14/2018 | Revised Design | JL |         |       |

PROJECT NO.  
DATE  
SCALE  
DESIGNER  
CHECKER  
APP'D

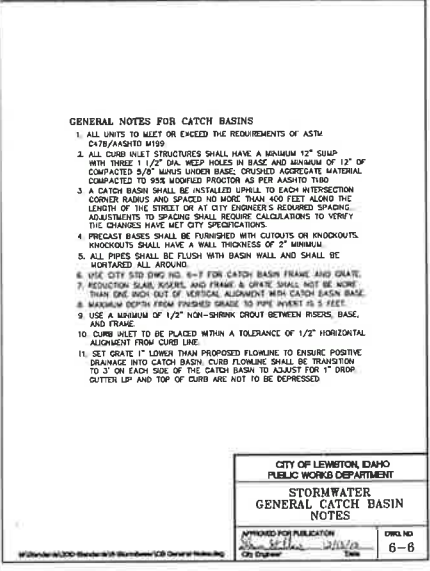
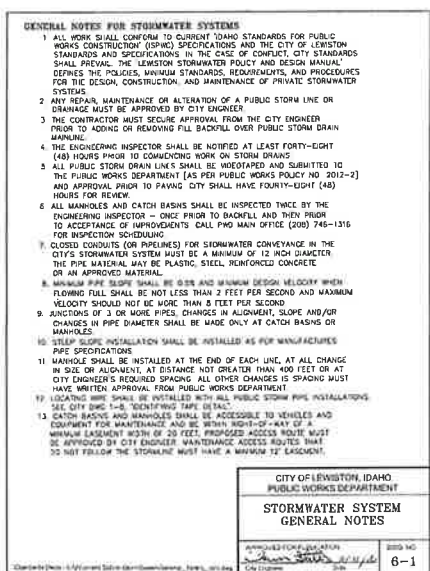
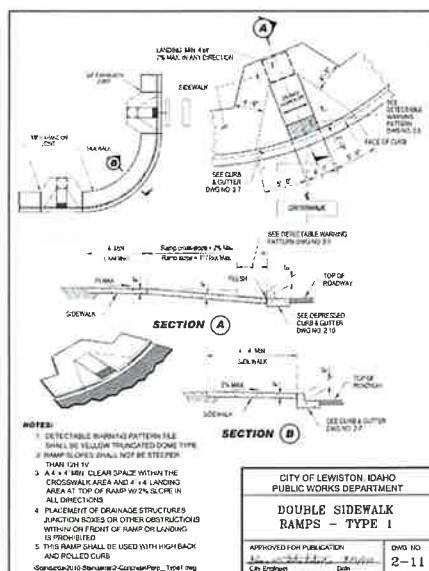
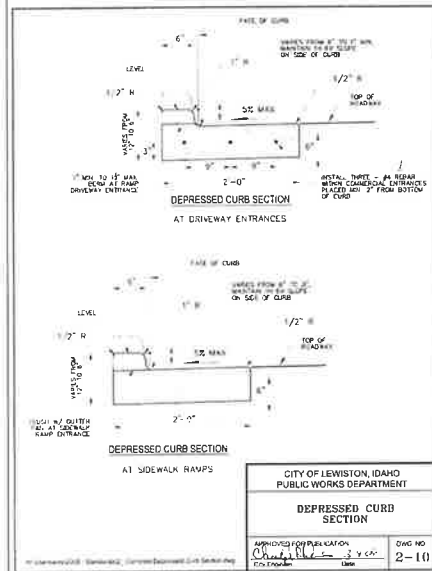
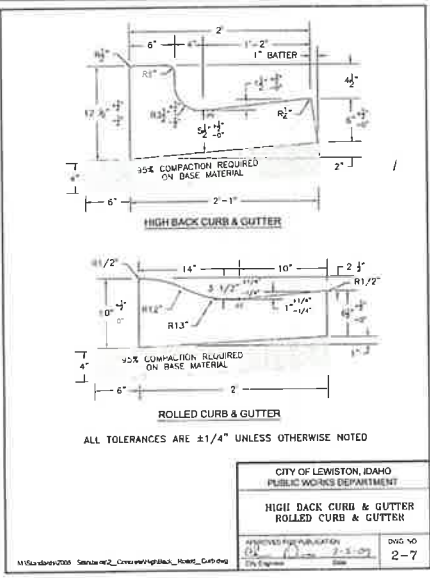
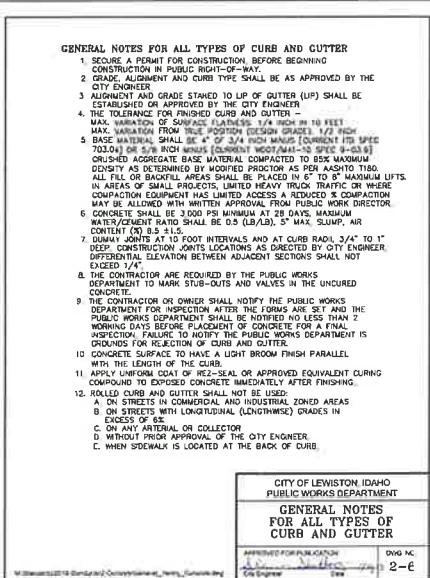
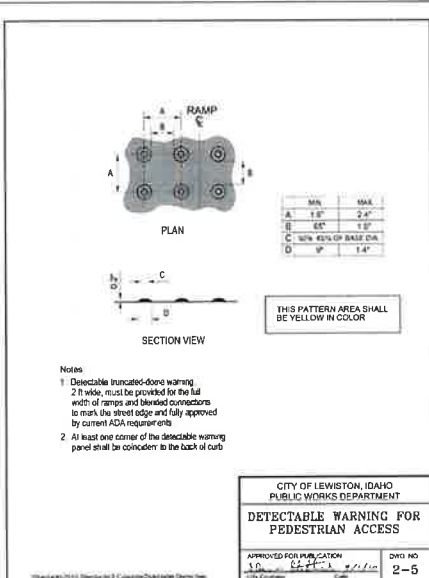
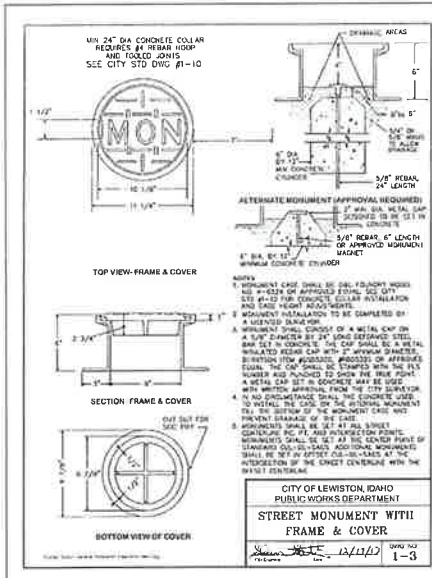
THE ESTATES AT CANYON CREST  
18TH STREET / NORTH ACCESS ROUTE  
STORM SEWER PLAN & PROFILE  
RPL DEVELOPMENT, LLC  
LEWISTON, IDAHO



SHEET  
**C9.3**







**THE ESTATES AT CANYON CREST  
18th STREET - NORTH ACCESS ROUTE  
STANDARD DRAWINGS, LLC  
LEWISTON, IDAHO**

**HEDCO**

20207 W. JEFFERSON AVE. SUITE 100  
LEWISTON, IDAHO 83403  
TEL: 834-9333

**C20.1**



# LEGEND

## EXHIBIT D

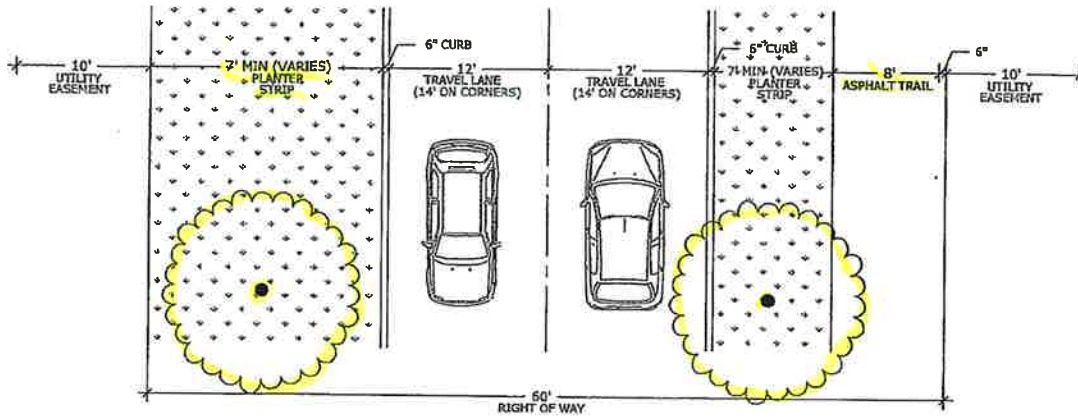
 SODDED TURF PLANTER AREA.

 CENTER LINE

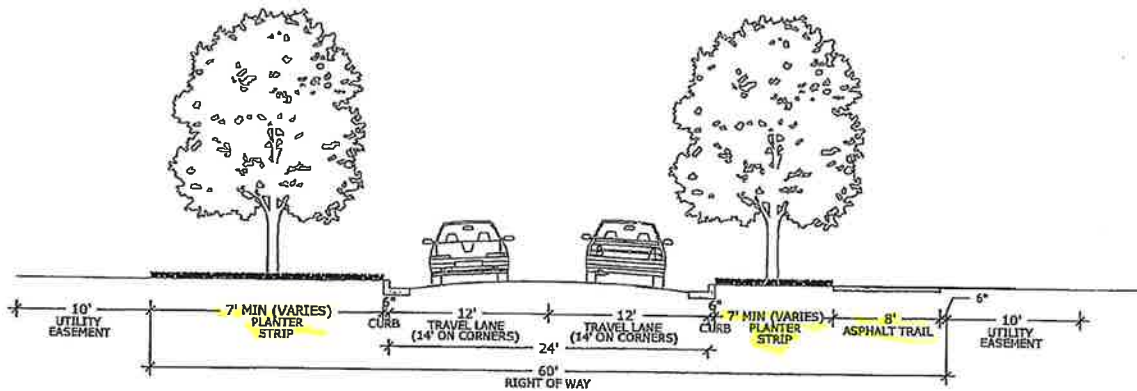
 ASPHALT TRAIL

### NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



### PLAN



### SECTION

|                                                                                     |                                                                                                                               |                                   |                                                         |                        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------|------------------------|
|  | SCALE<br>NTS                                                                                                                  | TITLE<br>18TH STREET HILL SECTION |                                                         | DETAIL NUMBER<br><br>3 |
|                                                                                     | DATE<br>2/8/17                                                                                                                |                                   |                                                         |                        |
|                                                                                     | MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC<br>1421 N MEADOWWOOD LN, SUITE 150<br>LIBERTY LAKE, WA 99019<br>(509) 922-7449 |                                   | PROJECT<br><br>CANYON CREST ESTATES PUD<br>LEWISTON, ID |                        |



## **PLANNER'S STAFF REPORT**

### **COMMUNITY DEVELOPMENT DEPARTMENT**

---

**Date:** 7/9/25

**Case File Number:** PUDA25-1

**Applicant:** RPL Development, LLC

**Property Owner:** RPL Development, LLC

**Site Location:** The northerly-most portion of 18<sup>th</sup> Street, extended, within the Canyon Crest Planned Unit Development from the top of the hill down to Lindsay Creek Road.

**Request/Proposal:**

The applicants request reductions to the street design and development standards previously agreed to and approved in the Canyon Crest PUD, dating from 2017, for the most northerly segment of 18<sup>th</sup> Street, extended, from the top of the hill at the gravel pit to its intersection with Lindsay Creek Road. More specifically, they request that the planned street lighting be eliminated (except at the two intersections at the top and bottom of the hill); that the planned trees along both sides of the roadway and the associated 7' wide irrigated, turf planting strips be eliminated; and that the street be of shed design (a one-way slant), instead of a "crowned" roadway.

**Subject Property and Surrounding Land Uses:**

The subject property is undeveloped and planned to remain that way, but for the subject roadway that connects the PUD to Lindsay Creek Road. The subject segment of roadway is planned to be improved from its current gravel configuration to a paved street with a parallel paved walking/biking trail and street tree planter strip no later than the construction of the 300<sup>th</sup> dwelling unit in the PUD. There have been 166 dwelling units constructed, to date. There will be an r.v. storage lot on the west side of the road at the top of the hill where there is currently a gravel pit.

The development of the PUD to the south of the subject roadway segment currently consists solely of detached single-family homes but is planned to be

finished in a future phase with mixed-housing types, which may include duplexes, triplexes, fourplexes, townhomes, clustered single-family housing open to a common green space, condominiums, apartments, and a small commercial development.

**Related Or Other Pending Discretionary Actions:**

Annexation ANX-03-06 (which brought the subject PUD into city limits for the purpose of developing the subject PUD) and several prior amendments to the subject PUD.

**Flood Plain, Wetlands, EPA Regulated Site:**

None.

**Code References:**

**Sec. 37-3. Definitions.**

As used in this chapter:

Planned unit development means an area of land in which a variety of residential, commercial, industrial, and/or other land uses are provided.

Sec. 37-94. Planned unit development (PUD) zone.

(a) General. A planned unit development is tailored for a specific property to develop criteria that will determine building guidelines and land uses, where the desired development cannot be achieved with a standardized zoning district contained in this chapter nor with a contract zoning agreement authorized pursuant to section 37-115 of this chapter. An application for a planned unit development zone shall be processed as an amendment to the official zoning map, in accordance with article XII of this chapter. The ordinance adopting a planned unit development zone shall contain or adopt by reference an agreement that sets forth the allowable land uses and development standards. A planned unit development shall not be used as a mechanism to address development issues that are more appropriately addressed by securing a variance or a conditional use permit.

(b) Purposes.

(1) To allow a planned and coordinated mix of land uses and/or housing types which would otherwise not be allowed and when special project design elements or benefits to the neighborhood or community are offered or which may be required, and which otherwise would not have been required or achieved;

(2) To encourage a more creative and efficient utilization of land; a concentration or clustering of development in order to create, allow for, or provide open space; and/or a preservation of natural resources or special features of the site;

(3) To allow a variety in the types of environment available to the people of Lewiston;

(4) To provide the means for greater creativity and flexibility in design and development than is provided under the strict application of the zoning and subdivision codes, while at the same time preserving the health, safety, order, and general welfare of the City of Lewiston and its residents;

- (5) To encourage the overall planning, designing, and development of larger tracts of land;
  - (6) To provide a better means of cooperation between the City of Lewiston and private developers in the urbanization of undeveloped lands and the revitalization of existing, deteriorated or underutilized lands;
  - (7) To allow for exceptions to standards in the zoning and subdivision codes without sacrificing overall benefit to a neighborhood or to the community;
  - (8) To promote more cohesive and coordinated development.
- (Ord. No. 4270, § 3, 10-30-00; Ord. No. 4872, § 3, 3-13-23)

Sec. 37-95. Reserved.

Editor's note(s)—Sec. 4 of Ord. No. 4872, adopted March 13, 2023, repealed § 37-95, which pertained to designation, and derived from Ord. No. 4270, adopted October 30, 2000.

Sec. 37-96. Regulation.

- (a) The tract of land for which a planned unit development is proposed shall be a minimum of five (5) acres. Areas of less than five (5) acres may qualify as a planned unit development project if the applicant can show to the commission that the waiver of this requirement is in the public interest and that at least one (1) of the following conditions exist:
  - (1) Unusual physical features of the site or the surrounding neighborhood are such that development under the provisions of the planned unit development district will contribute to the amenity and functionality of the neighborhood.
  - (2) The site is adjacent to an area which has been developed under the provisions of the planned unit development district and will contribute to the amenity and functionality of the neighborhood.
  - (3) The proposed development is substantially similar to or will serve, enhance, or compliment neighboring development.
  - (4) The proposed development meets or is consistent with at least four (4) of the eight (8) stated purposes of the PUD Zone.
- (b) Exceptions from traditional zoning and subdivision requirements may be granted within the project when they do not result in inconsistency with the stated purposes of the planned unit development zone, provide greater functionality and/or a higher amenity to the neighborhood, and/or are in the interest of the community in general.
- (c) Private roadways (as defined in chapter 32 of this Code) may be permitted within the project if their maintenance is provided for, as acceptable to the public works director; they are designed and installed to specifications, acceptable to the city engineer; and they are approved by the city council.
- (d) All land use and development and activity within a planned unit development zone shall be subject to adopted city codes and standards, except as may otherwise be specified in the required planned unit development agreement.
  - (1) The planned unit development agreement shall explicitly identify any exceptions to city code or standards modified by the agreement.

(2) If the agreement does not identify specific city codes or standards waived or modified by the agreement, then the city codes and standards adopted by the city shall remain in full force and effect.

(Ord. No. 4872, § 5, 3-13-23)

Editor's note(s)—Sec. 4 of Ord. No. 4872, adopted March 13, 2023, repealed § 37-96, which pertained to designation, and derived from Ord. No. 4270, adopted October 30, 2000. Sec. 5 of said ordinance enacted new provisions to read as herein set out.

Sec. 37-97. Administrative procedure.

(a) Application for a PUD zone shall require a pre-application meeting to be scheduled by the community development department. After formal application submittal to the community development department is accepted by the city planner as being consistent with the stated purposes of the PUD zone, it shall be processed in accordance with article XII of this chapter.

(b) Development master plan. Application for and approval of a PUD shall include a development master plan. The development master plan shall consist of the following:

(1) A written narrative of the proposed project, including, but not limited to, description of the following:

- a. Project intent, purpose, and target market, including how such is planned to be achieved;
- b. Why the project necessitates being done as a PUD; what is proposed that cannot be accommodated through standardized zoning and/or subdivision; what waivers or modifications to adopted standards are proposed; what benefits are proposed that would not otherwise be gained or achieved through a standardized zoning and/or subdivision;
- c. Project development timeline, including intended start, phasing, and completion;
- d. Intended post-development project ownership and maintenance responsibilities;
- e. How the project will fit into the neighborhood; project benefits, compatibility, and negative impacts; and
- f. Anticipated traffic generation and compatibility with and impact to the local street system.

(2) A site plan drawn to scale illustrating the following:

- a. Property lines, labeled and dimensioned;
- b. North arrow;
- c. Conceptual subdivision plan or preliminary plat, if applicable;
- d. Size, location, and arrangement of proposed buildings with the buildings labeled and setbacks to property lines indicated;
- e. Parking areas and streets, sidewalks, and other transportation facilities;
- f. Landscaping, screening, storm water detention facilities, freestanding and monument sign locations, and dumpster/trash collection facilities;
- g. Common open spaces and recreational areas;
- h. Proposed public and private water, sanitary sewer, storm sewer, outdoor lighting, and any other utilities (e.g., electric, communications, gas); and

i. Other information as may be deemed necessary, depending on the project site, location, and/or proposal particulars.

(3) Topography by contours related to USCG survey datum, or other datum approved by the city engineer or designee, shown on the same map as the proposed PUD layout and showing existing and/or proposed contours adequate to describe any future grading. Contour interval shall be such as to adequately reflect the character and the drainage of the land.

(4) A written description and illustration of the architectural style and appearance of the proposed building(s).

(5) Traffic generation statement. The number of vehicular trips expected to be generated by a PUD may require a traffic impact study, as determined by the city engineer or designee. A PUD shall mitigate traffic impacts according to the traffic impact study and the city engineer or designee.

(c) Amendment to a planned unit development agreement and/or development master plan:

(1) Any substantial modification of an approved PUD agreement and/or development master plan shall require resubmittal of the PUD application with a written description and mapped depiction of the proposed amendments to the city planning and zoning commission and the city council pursuant to the procedures provided in section 37-184 of this Code. The proposed amendments, if approved, will become an amendment to the approved development master plan. The community development director or designee is authorized to determine whether the proposed plan amendment is substantial.

a. For the purposes of this section, a substantial modification is any modification in the type of land use, phasing, development improvements, number or type of dwelling units, project scale, design standards or project design that could be expected to have resulted in the denial of the original or previously approved proposal to meet the required relevant criteria and standards or denial of the original or previously approved application, the imposition of additional requirements of development, or that could be expected to cause undue hardship or unmitigated adverse impact on neighbors to the PUD or to the community or result in conditions or impacts substantially different than were identified, presented, represented, or expected from the original or previously approved proposal. Any increase in residential development density greater than ten (10) percent or any increase in intensity of land use that would generate greater than ten (10) percent more traffic shall be deemed a substantial modification to the PUD.

(2) Any non-substantial modification to an approved PUD agreement and/or development master plan may be approved or denied by the community development director or designee, who may modify or require new condition(s) of approval, as necessary to ensure that the intent of the original approval is met. Non-substantial modifications are those modifications not deemed to be substantial by the community development director or designee, and that do not otherwise fall under the criteria of subsection 37-97(c)(1)a. Final decision-making about a non-substantial modification is subject to mailing of a notice of intent for PUD change approval to property owners within the PUD and to property owners within three hundred thirty (330) feet of the PUD. Such notice shall describe the nature of the proposed change and advise recipients of the right to object to the

change and that any such objection received in writing by the community development department within fifteen (15) days of the date of the notice shall require a public hearing before the planning and zoning commission pursuant to section 37-184 of this Code. Decisions of the planning and zoning commission may be appealed by any person entitled to notice of the proceedings in accordance with section 37-185 of this Code.

**Compliance With Idaho Code Sec. 67-6537, Use of Surface & Groundwater (Consult LOID):**

The subject request has no direct bearing on the use of surface and groundwater. Stormwater detention, which may be slightly altered in design and construction due to the requested change from a "crowned" roadway to a one-way slant design, will still have to comply with applicable and appropriate standards so as not to adversely affect Lindsay Creek.

**Comprehensive Plan:**

Information, goals, objectives, and actions from Envision Lewiston 2044 (the Plan) which should be considered and may be relevant to the subject request includes the following:

From the Transportation Chapter of the Plan:

GOAL TC.1 PROMOTE A SAFE TRANSPORTATION SYSTEM FOR ALL USERS. TC.1.1 Reduce crash rates for all modes of transportation. Understand and mitigate safety risks, especially for the most vulnerable system users. TC.1.2 Promote safer alternatives. Design a system for the safety of all users.

GOAL TC.2 IMPROVE LIVABILITY WHILE ADDRESSING THE NEEDS OF ALL TRANSPORTATION MODES.

GOAL TC.4 ATTAIN BUY-IN AND CONSENSUS FROM THE COMMUNITY AND PARTNERS. TC.4.1 Engage to best meet community needs. Involve the public and other local and regional partners in the transportation planning process.

TC.4.4 Facilitate implementation of existing plans. Facilitate implementation of existing plans. Work with partners to take action on implementing the goals, objectives, projects and recommendations of existing plans.

From the Parks, Recreation, Open Space, and Trails Chapter of the Plan:

PARKS, RECREATION, OPEN SPACE, AND TRAILS HEALTH AND WELLBEING CONSIDERATIONS: Access to spaces to recreate is important to health and wellbeing in many ways since it provides social connections to others while providing places to be physically active, release stress, meditate, or simply enjoy the sunshine.

GOAL PR.1 DIVERSIFY RECREATIONAL OFFERINGS TO MEET THE NEEDS OF THE COMMUNITY.

From the Natural Resources and Hazards Chapter of the Plan:

URBAN FOREST AND STREET TREES Lewiston has a long-standing pride in the trees found in the City and has been designated as a Tree City USA for many years, having also received several Growth Awards from the Arbor Day

Foundation. Urban street trees are important in helping mitigate urban heat islands, improve air quality, absorb stormwater runoff, and improve resident health and wellbeing. As additional residential and commercial uses are created from formerly agricultural areas, new trees will continue to help expand this coverage and provide a safe haven from weather.

#### **NATURAL RESOURCES AND HAZARDS HEALTH AND WELLBEING**

**CONSIDERATIONS:** A clean environment is fundamental to health and wellbeing. Air and water quality are important aspects in physical health, while access to natural areas and green spaces are critical components to emotional health.

#### **GOAL NH.1 MINIMIZE RISKS FROM ENVIRONMENTAL HAZARDS.**

NH.1.2 Manage stormwater for pollution reduction. Utilize stormwater Best Management Practices to reduce pollutant loads and slow runoff rates.

NH.1.3 Improve air quality by providing additional transportation options.

Promote the use of low-emission modes of transportation, including ridesharing, bicycling, walking, and transit.

#### **GOAL NH.2 INCREASE RESILIENCE AND SUSTAINABILITY BY BEING GOOD STEWARDS OF THE ENVIRONMENT.**

NH.2.1 Expand the urban tree canopy. Promote and expand the urban tree canopy where possible.

NH.2.4 Protect ground water quality and improve storm water quality. Encourage the reduction of pollutants and potential contaminants.

#### **Input From Other Departments/Agencies:**

The Fire Department has the following comment on this request: "Conditions of approval: Any "speed bumps" (traffic calming devices) shall be approved by the fire code official prior to installation per IFC 503.4.1. JESIV"

The Engineering Division of the Public Works Department has provided their own staff report on the subject request, which is provided in the meeting packet for this public hearing. Please refer to that staff report, in addition to this one.

#### **Analysis:**

See staff report by Public Works Department, Engineering Division.

#### **Relevant Criteria and Standards:**

N.A. However the Planning and Zoning Commission should, in its decision for the subject request, consider whether or not the requested changes to the design and construction of the subject roadway are consistent with Envision Lewiston 2044 (Comprehensive Plan) and whether or not the requested changes do not conflict with or adversely affect the stated purposes of a Planned Unit Development, as follows:

#### **Sec. 37-94. Planned unit development (PUD) zone.**

(b) Purposes.

(1) To allow a planned and coordinated mix of land uses and/or housing types which would otherwise not be allowed and when special project design elements or benefits to the neighborhood or community are offered or which may be required, and which otherwise would not have been required or achieved;

- (2) To encourage a more creative and efficient utilization of land; a concentration or clustering of development in order to create, allow for, or provide open space; and/or a preservation of natural resources or special features of the site;
- (3) To allow a variety in the types of environment available to the people of Lewiston;
- (4) To provide the means for greater creativity and flexibility in design and development than is provided under the strict application of the zoning and subdivision codes, while at the same time preserving the health, safety, order, and general welfare of the City of Lewiston and its residents;
- (5) To encourage the overall planning, designing, and development of larger tracts of land;
- (6) To provide a better means of cooperation between the City of Lewiston and private developers in the urbanization of undeveloped lands and the revitalization of existing, deteriorated or underutilized lands;
- (7) To allow for exceptions to standards in the zoning and subdivision codes without sacrificing overall benefit to a neighborhood or to the community;
- (8) To promote more cohesive and coordinated development.

**Prepared By:**

Joel D. Plaskon, City Planner, AICP

(208) 746-1318, ext. 7202

[jplaskon@cityoflewiston.org](mailto:jplaskon@cityoflewiston.org)

P.O.B 617

Lewiston, ID 83501



**ENGINEER'S STAFF REPORT**  
*PUBLIC WORKS DEVELOPMENT DEPARTMENT*

**Date:** 7/14/25

**Case File Number:** PUDA25-1

**Applicant:** RPL Development, LLC

**Property Owner:** RPL Development, LLC

**Review:** The modifications to the PUD apply only to the extension of 18th Street extending north outside of the residential area and providing paved access down the side of the Lindsay Creek drainage to Lindsay Creek Road. The key role of this extension is providing paved access to Lindsay Creek Road, reducing the traffic volume along Burrell Avenue, Warner Avenue, and Thain Road.

The PUD agreement included a standard cross section for 18th Street which included street trees, lighting, a crowned asphalt cross section, curb and gutter on both sides, and a walking path along it. RPL Development, LLC has requested to modify the street section to be a "shed" section, cross sloped to a curb and gutter on one side of the street and an eight foot walking path along it.

Road improvements are required once 300 dwelling units have been built. The developer anticipates reaching this threshold in approximately 10 years. However, developers have approached the City with a design for the extension which they could finance within the next couple of years. This is advantageous to the community as it will reduce traffic volumes on Burrell Avenue, Warner Avenue, and Thain Road.

Additionally, it provides permanent secondary access for all development north of Burrell Avenue along 18th Street, enabling the construction of additional housing in our community.

Engineering staff have reviewed the proposed street section, worked with the Developer's engineer, and find the proposed design acceptable.

**Evaluation:**

- The proposed revised segment is outside of planned residential housing, through rural land use, with no adjacent building lots planned along this stretch.
- Rural roads typically do not include features such as street lighting, street trees, sidewalks, or curb and gutter.

- Street trees increase maintenance costs of a street due to root intrusions and the shedding of foliage.
- The proposed roadway will include an 8-foot-wide pedestrian path and curb and gutter along the outer slope. This pathway will end at Lindsay Creek Road which does not have pedestrian facilities.
- Per city lighting policy, street lights are generally installed every 350 feet, or at intersections and midblock in less densely populated areas such as The Orchards. An additional light on the west side of the hairpin corner at the intersection with the "future access route" shown on sheet C3 of the plans is recommended.
- The proposed street drainage follows the City of Lewiston Stormwater Policy and Design Manual.
- The road will use a "shed" cross-section, directing stormwater to a curb and gutter on the outer slope, rather than a crowned roadway that drains to both edges. The proposed design provides inlets to promote positive drainage, remove stormwater runoff from the travelway, and prevent ponding on the street.
- The majority of the longitudinal slope of the roadway varies between 4% and 10%.
- Traffic calming measures include intersection chokepoints and a narrower roadway. Installing unwarranted stop signs can be counterproductive, as drivers may begin to disregard them, reducing their effectiveness. Public Works does not support using speed bumps on collector streets.
- Marked crosswalks should be placed only where pedestrian volumes justify them, as excessive or unnecessary markings can diminish their impact. This section of 18th Street will not have pedestrian facilities on the other side of the street.
- The city is open to including a pullout area along the road as suggested in one of the received public comments.



7/9/2025, 10:57:29 AM

City Limits  
Primary Street

URBAN MINOR ARTERIAL

Address

adSites

World Imagery

Low Resolution 15m Imagery  
High Resolution 60cm Imagery  
High Resolution 30cm Imagery  
Citations  
60cm Resolution Metadata

1:1,800  
0 115 230 460 ft  
0 35 70 140 m





























Lewiston

Joel Plaskon &lt;jplaskon@cityoflewiston.org&gt;

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**Re: Your PUD Amendment Request**

1 message

**Joel Plaskon** <jplaskon@cityoflewiston.org>

Tue, Jun 24, 2025 at 11:28 AM

To: Brian Schmidt &lt;BrianSchmidt@jurgensco.com&gt;

Cc: "danmader@moscow.com" &lt;danmader@moscow.com&gt;, Steve Mader &lt;steve@skmader.com&gt;, Mark Ridinger &lt;markridinger@gmail.com&gt;, Shannon Grow &lt;sgrow@cityoflewiston.org&gt;, Katie Hollingshead &lt;khollingshead@cityoflewiston.org&gt;, Pat Severance &lt;pseverance@cityoflewiston.org&gt;, Luke Antonich &lt;lantonich@cityoflewiston.org&gt;

Okay. I'll schedule it.

**Joel D. Plaskon, AICP**

City Planner

T 208.746.1318 x 7202

***"Planning isn't everything. It isn't the only thing, either. It's just the beginning." (Me)***215 "D" St.  
P.O. Box 617  
Lewiston, ID 83501  
[www.cityoflewiston.org](http://www.cityoflewiston.org)

On Tue, Jun 24, 2025 at 11:24 AM Brian Schmidt &lt;BrianSchmidt@jurgensco.com&gt; wrote:

Joel,

We request a public hearing with the Planning & Zoning Commission on July 23<sup>rd</sup>, if that date is still available.

Thanks,

Brian J. Schmidt, CPA

Jurgens &amp; Co., P.A.

P.O. Box 499

Lewiston, ID 83501

208-746-3611

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**From:** Joel Plaskon <jplaskon@cityoflewiston.org>

**Sent:** Monday, June 23, 2025 12:06 PM

**To:** danmader@moscow.com; Steve Mader <steve@skmader.com>; Brian Schmidt <BrianSchmidt@jurgensco.com>; Mark Ridinger <marklrider@gmail.com>

**Cc:** Shannon Grow <sgrow@cityoflewiston.org>; Katie Hollingshead <khollingshead@cityoflewiston.org>; Pat Severance <pseverance@cityoflewiston.org>; Luke Antonich <lantonich@cityoflewiston.org>

**Subject:** Your PUD Amendment Request

Hello, RPL Developers. We have received two objection letters to your request (see attached), so if you want to continue to proceed with the request, it must be scheduled for public hearing with the Planning & Zoning Commission. The earliest hearing date for that is July 23rd. The P&ZC meets the second & fourth Wednesday nights of each month @ 5:30 p.m. We have also received one letter in support of your request, but also suggesting conditions of approval (also attached).

Please advise.

**Joel D. Plaskon, AICP**

City Planner

T 208.746.1318 x 7202

***"Planning isn't everything. It isn't the only thing, either. It's just the beginning." (Me)***



215 "D" St.

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Lewiston, ID 83501

[www.cityoflewiston.org](http://www.cityoflewiston.org)

[City of Lewiston]

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June 11, 2025

Regarding: Notice of Planned Unit Development (PUD) Non-substantial Modification, Canyon Crest PUD

Dear property owner:

You are receiving this letter because our records show that you own property either within the Canyon Crest PUD or within 330' of it. The owners and developers of the Canyon Crest PUD, RPL Development LLC, have requested a non-substantial modification to their PUD agreement with the City of Lewiston.

A planned unit development (PUD) is a development tailored for a specific property to develop criteria that will determine building guidelines and land uses, where the desired development cannot be achieved with a standardized zoning district.

A non-substantial modification to a PUD is any modification in the type of land use, phasing, development improvements, number or type of dwelling units, project scale, design standards or project design that is not expected to have resulted in the denial of the original or previously approved proposal, or that is not expected to cause undue hardship or unmitigated adverse impact on property owners within the PUD or to neighbors to the PUD or to the community and not result in conditions or impacts substantially different than were identified, presented, represented, or expected from the original or previously approved proposal.

Specifically, RPL Development has requested amendments to the design of the 18<sup>th</sup> Street connector road (currently a gravel road) between the top of the hill at the north end of the development and Lindsay Creek Road. More specifically, they have requested that the planned street lighting be eliminated (except at intersections), that the planned trees along the roadway be eliminated, and that the street be of shed design (a one-way slant, instead of a "crowned" roadway). Note that the street will still be paved (in the near future).

Per Lewiston City Code Section 37-97(c)(2), you have the right to object to these requested amendments, in writing, within 15 days of the date of this letter. Any such objection will result in a public hearing on this matter before the Planning and Zoning Commission. If no objection is received, my approval of this request will become final.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shannon Grow", is written over a horizontal line.

Shannon Grow  
Community Development Director

| OWNER1                       | OWNER2                    | MAIL_ADD1               | MAIL_CITY | MAIL_ST | MAIL_ZIP |
|------------------------------|---------------------------|-------------------------|-----------|---------|----------|
| ADY, KIMBERLY DAWN &         | ADY, GARY GENE            | 3201 PARKRIDGE WAY      | LEWISTON  | ID      | 83501    |
| AMEZQUITA, ADRIAN &          | AMEZQUITA, MADISON        | 1725 PIONEER DR         | LEWISTON  | ID      | 83501    |
| ANDRUS, BLAKE &              | ANDRUS, KATHRYN           | 1564 CASHEL ST          | MIDDLETON | ID      | 83644    |
| APPLEFORD, TODD M &          | APPLEFORD, SAMANTHA       | 1704 PIONEER DR         | LEWISTON  | ID      | 83501    |
| BARBER, JAMES O              |                           | 3218 PARKRIDGE WAY      | LEWISTON  | ID      | 83501    |
| BARCLAY, SHAUN L &           | BARCLAY, JULIE A          | 1815 IMNAHA LN          | LEWISTON  | ID      | 83501    |
| BENKE, MICHAEL B &           | BENKE, AMANDA J           | 3305 18TH ST            | LEWISTON  | ID      | 83501    |
| BERRY, CLARK JOSH &          | BERRY, CRYSTAL ANN        | 3220 PARKRIDGE WAY      | LEWISTON  | ID      | 83501    |
| BLY, MICHAEL &               | BLY, MICHELLE &           | 2520 6TH ST             | LEWISTON  | ID      | 83501    |
| BLY, RUSSELL S &             | BLY, LOIS M               | 1726 PIONEER DR         | LEWISTON  | ID      | 83501    |
| BLY, TRUDY A                 |                           | 1814 GRANDE RONDE CT    | LEWISTON  | ID      | 83501    |
| BRODIE, JAMES R FAMILY TRUST |                           | 1801 CLEARVIEW POINT    | LEWISTON  | ID      | 83501    |
| BROWNFIELD, CHARLES R &      | BROWNFIELD, LIDIYA T      | 1550 DISCOVERY DR       | LEWISTON  | ID      | 83501    |
| BRUCE, DEREK &               | BRUCE, JILL E             | 1836 CLEARVIEW POINT DR | LEWISTON  | ID      | 83501    |
| CADLONI, JOHN C &            | CADLONI, RICHELLE D       | 1734 APPALOOSA DR       | LEWISTON  | ID      | 83501    |
| CANYON CREST ESTATES HOA INC |                           | PO BOX 24               | LEWISTON  | ID      | 83501    |
| CARLTON, STEVE               |                           | 1103 BRYDEN AVE         | LEWISTON  | ID      | 83501    |
| CAVANAUGH, CONNIE L          |                           | 1729 PIONEER DR         | LEWISTON  | ID      | 83501    |
| COPPESS, ROBERT YORK &       | COPPESS, DORIS JUNE TRUST | 1715 PIONEER DR         | LEWISTON  | ID      | 83501    |
| COURTNEY, SHANE D &          | COURTNEY, MICHELLE R      | 1710 PIONEER DR         | LEWISTON  | ID      | 83501    |
| DANCY, KRISTIN E &           | DANCY, MICHAEL A          | 1830 CLEARVIEW POINT DR | LEWISTON  | ID      | 83501    |
| DAVIS REVOCABLE FAM TRUST    |                           | 1739 CANYON CREST WAY   | LEWISTON  | ID      | 83501    |
| DAVISON, ARIEL &             | DAVISON, DEE              | 1821 CLEARVIEW POINT    | LEWISTON  | ID      | 83501    |
| DK HOLDINGS LLC              |                           | 626 THAIN RD STE A      | LEWISTON  | ID      | 83501    |
| DUFFAU, PAUL V &             | DUFFAU, SARA E            | 3215 PARKRIDGE WAY      | LEWISTON  | ID      | 83501    |
| DUNBAR, NADINE               |                           | 3217 18TH ST            | LEWISTON  | ID      | 83501    |
| EIKUM, CINDIE M              |                           | 1816 CLEARVIEW POINT DR | LEWISTON  | ID      | 83501    |
| ELLIOT, DAVID C &            | ELLIOT, KAREN D           | 1807 GRANDE RONDE CT    | LEWISTON  | ID      | 83501    |
| ERICKSON, JASON PAUL         |                           | 1825 CLEARVIEW POINT DR | LEWISTON  | ID      | 83501    |
| ERSLAND, WALTER M &          | ERSLAND, NANETTA          | 1713 PIONEER DR         | LEWISTON  | ID      | 83501    |
| EWING, BRITTANY A &          | EWING, DALTON R           | 1707 PIONEER DR         | LEWISTON  | ID      | 83501    |
| FAVOR, DAVID G &             | FAVOR, GAYLE N            | 1804 IMNAHA LN          | LEWISTON  | ID      | 83501    |

|                            |                     |                              |          |    |       |
|----------------------------|---------------------|------------------------------|----------|----|-------|
| NORGAARD, CARL &           | NORGAARD, SHERI     | 1812 IMNAHA LN               | LEWISTON | ID | 83501 |
| PEREZ, CANDELARIO          |                     | 3319 SUNRISE TERRACE LN      | LEWISTON | ID | 83501 |
| PHILLIPS, CARL E           |                     | 1728 APPALOOSA DR            | LEWISTON | ID | 83501 |
| PHILLIPS, TYLER J &        | WEST, JESSICA L     | 2707 LINDSAY CREEK RD        | LEWISTON | ID | 83501 |
| PRATT, JERE L &            | PRATT, KATHLEEN A   | 1819 CLEARVIEW POINT DR      | LEWISTON | ID | 83501 |
| RAMEY, JENNIFER ELAINE     |                     | 3202 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| RAMSEY, JENA R &           | OSBURN, BRANDON C   | 3209 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| RAYKOVICH, CHRISTOPHER &   | RAYKOVICH, JENNIFER | 1728 PIONEER DR              | LEWISTON | ID | 83501 |
| RITTER, RICHARD W &        | RITTER, SANDRA D    | 3209 18TH ST                 | LEWISTON | ID | 83501 |
| RPL DEVELOPMENT LLC        |                     | PO BOX 499                   | LEWISTON | ID | 83501 |
| RUDELL, LORI A             |                     | 1823 CLEARVIEW POINT DR      | LEWISTON | ID | 83501 |
| SCHAFF, DEVIN S &          | SCHAFF, AMY R       | 1732 APPALOOSA DR            | LEWISTON | ID | 83501 |
| SCHWARTZ, JOHN &           | SCHWARTZ, JEANETTE  | 1824 CLEARVIEW POINT DR      | LEWISTON | ID | 83501 |
| SKINNER, BRYAN J &         | SKINNER, JENNIFER M | 3207 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| STEPHENSON, JAMES M &      | STEPHENSON, ASHLEY  | 3225 18TH ST                 | LEWISTON | ID | 83501 |
| STERNBERG LIVING TRUST     | STERNBERG, ALEC P & | 1804 GRANDE RONDE CT         | LEWISTON | ID | 83501 |
| SWENSON, VERN &            | SWENSON, TRINA      | 3210 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| TAYLOR, JUD R              |                     | PO BOX 1630                  | LEWISTON | ID | 83501 |
| TERRY FAMILY REV LIV TRUST |                     | 3216 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| THOMPSON, MELISSA M &      | THOMPSON, JOHN J    | 3205 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| THORPE, DENNIS R &         | THORPE, DAWN L      | 1818 IMNAHA LN               | LEWISTON | ID | 83501 |
| TIEDE, SAMUEL S &          | TIEDE, CHEYENNE M   | 1714 PIONEER DR              | LEWISTON | ID | 83501 |
| TITUS, NATHAN L &          | TITUS, ANGELA R     | 1727 PIONEER DR              | LEWISTON | ID | 83501 |
| TODD, DEBORAH LYNN         |                     | 3219 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| URBAN, DAVID H &           | URBAN, HOLLY K      | 1722 APPALOOSA DR            | LEWISTON | ID | 83501 |
| VONLINDERN, MARK P &       | VONLINDERN, KARLA S | 3204 PARKRIDGE WAY           | LEWISTON | ID | 83501 |
| WARD, JOHN &               | WARD, JEAN          | 1807 IMNAHA LN               | LEWISTON | ID | 83501 |
| WINGER, KEVIN C JR &       | WINGER, ANNETTE M   | 3213 HIDDEN VALLEY LOOP      | LEWISTON | ID | 83501 |
| YOUNKER, JET M             |                     | 613 BRYDEN AVE STE C PMB 314 | LEWISTON | ID | 83501 |
| ZIMMERMAN, LISA M &        | ZIMMERMAN, ANDREW J | 1810 GRANDE RONDE CT         | LEWISTON | ID | 83501 |

|                            |                              |                         |          |    |       |
|----------------------------|------------------------------|-------------------------|----------|----|-------|
| FERRISS, JOHN K            |                              | 1811 GRANDE RONDE CT    | LEWISTON | ID | 83501 |
| FLESHMAN, JEREMY M &       | FLESHMAN, BRITTIN K          | 1819 GRANDE RONDE CT    | LEWISTON | ID | 83501 |
| FREAR, CRAIG               |                              | 1806 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |
| HAHN, ZACHARY &            | HAHN, COURTNEY               | 1805 SUNRISE CT         | LEWISTON | ID | 83501 |
| HERRMAN, BRIAN F &         | HERRMAN, DEBRA L             | 1730 PIONEER DR         | LEWISTON | ID | 83501 |
| HOLTHAUS, CATHERINE D      |                              | 1811 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |
| HOWARD, ROSS               |                              | 225 BAILEY DR           | LEWISTON | ID | 83501 |
| HOWERTON, DUANE A &        | HOWERTON, CHERYL L           | 1809 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |
| HULETT, JOE R &            | LINDQUIST-HULETT, PATRICIA A | 1807 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |
| IVERSON, CHARLES &         | IVERSON, LORITA              | 3227 HIDDEN VALLEY LOOP | LEWISTON | ID | 83501 |
| JEANBLANC, RACHAELL LYNN & | JEANBLANC, RONALD LEE II     | 1720 PIONEER DR         | LEWISTON | ID | 83501 |
| JELINEK, JOHN ADAM &       | JELINEK, JENNY REBECCA       | 3325 SUNRISE TERRACE LN | LEWISTON | ID | 83501 |
| JENSEN, DENNIS L &         | JENSEN, GAIL K               | 1735 CANYON CREST WAY   | LEWISTON | ID | 83501 |
| JENSEN, RENE V &           | JENSEN, LINDA RAE            | 1811 IMNAHA LN          | LEWISTON | ID | 83501 |
| JERDEE, BARBARA I          |                              | 1834 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |
| JIMENEZ-CELI, DAVID &      | JIMENEZ, JUDITH              | 3206 PARKRIDGE WAY      | LEWISTON | ID | 83501 |
| JOHNSTON, KEITH &          | JOHNSTON, KAREN LIVING TRUST | 1723 APPALOOSA DR       | LEWISTON | ID | 83501 |
| JORGENSEN, JACK            |                              | PO BOX 33605            | SEATTLE  | WA | 98133 |
| KIEKOW, GERALD P &         | KIEKOW, JULIE M              | 3229 HIDDEN VALLEY LOOP | LEWISTON | ID | 83501 |
| KING, MICHELLE             |                              | 1820 GRANDE RONDE CT    | LEWISTON | ID | 83501 |
| KIRK, JENNA LYNN &         | EVERETT, JONATHAN JAMES      | 3211 PARKRIDGE WAY      | LEWISTON | ID | 83501 |
| KOVESD, I CASEY R &        | KOVESD, I LEXI J             | 3219 HIDDEN VALLEY LP   | LEWISTON | ID | 83501 |
| KRISHER, KENNETH           |                              | 1731 CANYON CREST WAY   | LEWISTON | ID | 83501 |
| LANNOM-HINMAN, ANNE M &    | HINMAN, VINCENT L            | 1721 PIONEER DR         | LEWISTON | ID | 83501 |
| LEMANSKI, RYAN JAMES &     | LEMANSKI, LINDSAY MARIE      | 1822 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |
| LEWIS, DEBRA A &           | FISCHER, THOMAS              | PO BOX 612              | LEWISTON | ID | 83501 |
| LOWARY, JERRENE &          | LOWARY, LESLIE               | 1812 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |
| LOWE, GREG &               | LOWE, RUTH                   | 1741 CANYON CREST WAY   | LEWISTON | ID | 83501 |
| LUTSYK, MASEY &            | LUTSYK, DMITRIY              | 1730 APPALOOSA DR       | LEWISTON | ID | 83501 |
| MCKEE, CYNTHIA MARIE &     | MCKEE, CHARLES LEE II        | 1701 PIONEER DR         | LEWISTON | ID | 83501 |
| MILLS, MICHAEL C &         | MOHONDRO, KERRY C            | 1717 PIONEER DR         | LEWISTON | ID | 83501 |
| MOORE, STEVEN RICHARD &    | MOORE, CYNTHIA MAUREEN       | 3404 17TH ST            | LEWISTON | ID | 83501 |
| NOLEN, ANDREW &            | NOLEN, MELISSA &             | 1835 CLEARVIEW POINT DR | LEWISTON | ID | 83501 |

**Kevin & Annette Winger**  
3213 Hidden Valley Loop  
Lewiston, ID 83501  
kevin.wingerjr@wsu.edu  
2087904539

Date: 6/19/25

To:  
Shannon Grow  
Community Development Director  
City of Lewiston  
215 D Street  
Lewiston, ID 83501

**Subject: Objection to Proposed Modifications – Canyon Crest PUD**

Dear Ms. Grow,

I am writing to formally object to the proposed non-substantial modifications requested by RPL Development LLC to the Canyon Crest PUD, as outlined in your June 11, 2025, letter. As a nearby property owner, I believe these changes would have a significantly negative impact on the safety, quality of life, and environmental integrity of our neighborhood. I respectfully urge the Planning and Zoning Commission to carefully consider the following concerns before granting approval.

**1. Elimination of Street Lighting**

The proposed reduction of street lighting, limiting illumination only to intersections, raises grave concerns regarding life safety. Street lighting is a critical component in preventing accidents, particularly in residential areas where pedestrians, including children, seniors, and people with disabilities—may be walking. Insufficient lighting increases the risk of falls, accidents, and personal injuries, as well as create conditions that may facilitate criminal activity. With the current uptick in car prowling incidents in the orchards, the lack of lighting will leave residence feeling vulnerable. A lack of adequate lighting in our community could also increase feelings of insecurity, undermining our neighborhood's sense of safety and well-being. We must ensure that lighting remains consistent along all roadways to prevent unnecessary risks to life and limb & criminal activity.

**2. Removal of Planned Trees Along the Roadway**

The removal of trees from the planned roadway would result in more than just an aesthetic loss; it would have serious environmental and public health consequences. Trees were likely part of the original PUD agreement for a reason: to promote a walkable, shaded, and livable environment. Eliminating them undermines that vision. Trees play a vital role in improving air quality. They also help mitigate the effects of climate change by absorbing excess rainwater, reducing urban heat islands, and providing critical shade for residents, especially during the hot summer months. Without these trees, our neighborhood would experience a notable increase in temperatures, which could affect vulnerable populations such as the elderly or those with respiratory conditions. Furthermore, trees act as natural sound buffers, reducing traffic noise and providing a peaceful environment for residents. Removing them would also disrupt local ecosystems, affect biodiversity and reduce green spaces that are essential for mental and physical well-being. Their removal undermines the vision of a walkable, shaded, and livable community. Given the considerable importance of green spaces in urban planning, I strongly urge that the tree planting plan be preserved

### **3. Change to “Shed” Roadway Design**

The switch from a crowned to a shed roadway design raises concerns not only regarding the durability of the road but also with its potential environmental impact. A crowned design ensures proper water drainage, minimizing the risk of water pooling on the road and causing erosion or flooding. The shed design could lead to improper drainage, resulting in standing water, localized flooding, and damage to both the roadway and surrounding landscape. Over time, this could lead to costly repairs and increased maintenance requirements for the city. More importantly, inadequate drainage increases the risk of water contamination, particularly in areas near stormwater drains that may discharge into nearby water sources. This could have a long-term adverse effect on local water quality and wildlife habitats.

### **4. Environmental Impact and Climate Resilience**

Beyond the immediate concerns, the proposed modifications undermine efforts to build a more climate-resilient community. Trees, green spaces, and sustainable infrastructure—such as effective stormwater management systems—play a crucial role in mitigating the impacts of climate change. By removing trees, reducing green spaces, and altering the roadway design, the proposed changes could exacerbate the effects of extreme weather events, such as heat waves or heavy rainfall, which are becoming more frequent due to climate change. A lack of green infrastructure could increase the neighborhood’s vulnerability to these events, placing residents at risk.

In conclusion, the proposed modifications are not only detrimental to the safety and aesthetic quality of our community but also pose significant environmental, health, and long-term maintenance challenges. The original plan was a community with a walking path for pedestrians; this would hinder the access of the walking path and force pedestrians to walk on the roadway. I respectfully urge the Planning and Zoning Commission to reject these amendments to the Canyon Crest PUD, as they do not align with the principles of sustainable development and public well-being that we should be prioritizing for our community.

Thank you for your time and thoughtful consideration of these concerns.

Sincerely,  
Kevin & Annette Winger

**Jud Taylor**

1818 Clearview Pt Dr

Lewiston, ID, 83501

taylorcrop@gmail.com

208-790-1618

6/18/25

**Shannon Grow**

Community Development Director

215 D Street

Lewiston, ID, 83501

Dear Ms. Grow,

I am writing to formally object to the proposed amendments currently under consideration by your department. These changes - the elimination of streetlights and trees - pose serious concerns for our neighborhood.

The elimination of street lighting presents a clear safety hazard, increasing the risk of accidents and reducing the overall sense of security for residents, especially during nighttime hours. Additionally, trees provide significant aesthetic value, environmental benefits, and contribute to the overall character and appeal of our community. Their elimination would diminish the beauty and livability of the area.

These proposed amendments do not serve the best interests of our neighborhood and could lead to long-term negative impacts. I strongly urge the department to reconsider and preserve the essential elements that make our community safe, attractive, and welcoming.

Thank you for your attention to this matter.

Sincerely,

**Jud Taylor**



June 20, 2025

Shannon Grow  
Community Development Director  
City of Lewiston  
PO Box 617  
Lewiston, ID 83501

Dear Ms. Grow,

On behalf of the Canyon Crest HOA Board, we appreciate the opportunity to review the proposed modifications to the PUD agreement. We have carefully considered the letter and the supplementary maps that were provided.

After review, the Board agrees with the proposed changes related to street lighting and tree removal along the 18th Street connector road, as outlined in the request.

In addition, we would like to submit the following recommendations for consideration to enhance safety and community accessibility as the roadway is improved:

- **Maintain the posted speed limit at 25 mph** to support safe travel within the residential area
- If a sidewalk is not planned from the top of 18th Street to Lindsay Creek Road, we recommend **widening the pavement and including a white line** to designate a safe walking and biking shoulder
- **Install speed bumps** at appropriate intervals along the connector road to help control traffic speed as vehicles speeding through the neighborhood is an ongoing existing issue
- **Install a three-way stop** at Golden Hills Drive or at the intersection of Appaloosa Way and 18th Street to help calm traffic and improve safety
- **Add a clearly marked pedestrian crosswalk** at or near the intersection of 18th Street and Appaloosa Way
- Consider the addition of a **pullout space** along the connector for law enforcement or emergency vehicles to safely park if needed

These suggestions are offered in the spirit of promoting long-term functionality, safety, and livability for current and future residents of Canyon Crest and surrounding neighborhoods.



Thank you for your continued partnership. We welcome any opportunity to further discuss these ideas and collaborate with the city and developers moving forward.

Sincerely,

Vicci Clark  
Canyon Crest Estates Home Owners Association Board President  
208.791.5427  
clark.vicci@gmail.com  
On behalf of the Canyon Crest Estates HOA Board

cc: Dan Mader

----- Forwarded message -----

From: **Jean and John Ward** <jjww1969@hotmail.com>

Date: Mon, Jul 7, 2025 at 2:05 PM

Subject: Email pursuant to the 18th street connector road between the Canyon Crest development and Lindsay Creek Road.

To: dortiz@cityoflewiston.org <dortiz@cityoflewiston.org>

Dear Dawn Ortiz,

Re: Notice of Public Hearing dated July 23, 2025

This greatly anticipated connector is far more than a neighborhood connector and issue. It will be used by the ever-increasing population in the surrounding area as a direct route to two of the main employers in our town. It will also serve as a route for heavy vehicles bringing materials to new construction in the area. The connector should be built to the full standards for Lewiston City streets. It should not be considered a neighborhood connector; but a City street. With full understanding of correct alignment, curvature and grade. The use of shed instead of crown construction is a degradation of construction and should not be allowed. The limited lighting being considered is also a degradation below City standard and should not be allowed.

The use of trees that would need additional water and present a fire hazard in a naturally dry area should not be allowed.

Both the City of Lewiston and Nez Perce County spend money on roads and streets that have been built on preexisting ill designed or undesigned paths; please do not let that happen here. Together, let us do this in a way we all can be proud of.

Perhaps another alignment should be considered; one that would intrude into the green space to the west and leave portions of the existing grade as green space.

Please include our comments at the above-referenced meeting. Thank you for your consideration of our concerns,

John and Jean Ward  
Canyon Crest Phase 1  
1807 Imnaha Lane  
Lewiston, Idaho  
208 746-7299

Instrument # 894985

NEZ PERCE COUNTY

11-22-2021 04:31:58 PM No. of Pages: 28

Recorded for : CITY OF LEWISTON

PATTY WEEKS

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: AGREEMENT/MISC

(Above space for Recorder's use)

## AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT

**THIS AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT** ("Agreement") is made and entered into by and between the CITY OF LEWISTON, an Idaho municipal corporation, hereafter called "CITY," and RPL DEVELOPMENT, LLC, an Idaho limited liability company, hereafter called "DEVELOPER." CITY and DEVELOPER may individually be referred to as a "Party" or collectively as "Parties."

**WHEREAS**, Ordinance No. 4463 provided for the annexation into CITY of certain real property described in Exhibit A, attached hereto and incorporated herein, in addition to other lands adjacent to those described in Exhibit A;

**WHEREAS**, Ordinance No. 4463 also provided for the rezoning of certain real property described in Exhibit A, in addition to other lands adjacent to those described in Exhibit A, from F1 (ACT), Agricultural, which is within the Area of City Impact, to Planned Unit Development (PUD), within CITY boundaries;

**WHEREAS**, CITY and Canyon Crest Estates, LLC entered into a Planned Unit Development Agreement on May 14, 2007, which was approved through Resolution 2007-41;

**WHEREAS**, CITY and Canyon Crest Estates, LLC entered into an agreement on December 28, 2009 that amended a section of the original Planned Unit Development Agreement related to sidewalks, and which was approved through Resolution 2009-89;

**WHEREAS**, CITY and Canyon Crest Estates, LLC entered into an agreement on July 22, 2013 that further amended said section of the original Planned Unit Development Agreement related to sidewalks, and which was approved through Resolution 2013-37;

**WHEREAS**, CITY and Canyon Crest Estates, LLC entered into a Planned Unit Development Agreement on October 6, 2014 that amended the original Planned Unit Development Agreement, and which was approved through Resolution 2014-62;

AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT

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**WHEREAS**, the Parties entered into an Amended Planned Unit Development Agreement on April 24, 2017 that amended the original Planned Unit Development Agreement, and which was approved through Resolution 2017-27; and

**WHEREAS**, circumstances and conditions have changed, as included herein, that warrants additional amendments to the current Planned Unit Development Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed to and stipulated by and between CITY and DEVELOPER as follows:

**ONE:** In consideration of the rezoning accomplished by Ordinance No. 4463, DEVELOPER shall develop the real property described in Exhibit A according to all CITY and State standards, including those contained in this Agreement, as shall be in effect as of the Effective Date of this Agreement. Subdivision applications submitted to CITY prior to the Effective Date of this Agreement shall be subject to the use allowances and development standards of the prior Amended Planned Unit Development Agreement entered into by the Parties on April 24, 2017.

**TWO:** The real property herein described has been rezoned as a Planned Unit Development and is subject to the rules and conditions for Planned Unit Developments in place at the time of rezoning. A Concept Development Plan has been approved as part of the rezoning accomplished by Ordinance No. 4463. Said Concept Development Plan is hereby amended, the amended version of which is attached hereto as Exhibit B and incorporated herein by this reference.

A. In order to secure a building permit within the PUD district, DEVELOPER shall submit to the Community Development Department a detailed development plan of any or all sub-areas or development phases, in accordance with Lewiston City Code § 37-97(c). However, for those requirements of Lewiston City Code § 37-97(c)(3) which are demonstrated with a subdivision plat and/or building permit application, such as proposed public and private water, sanitary sewer, storm sewer; common open spaces and recreational areas; parking areas and streets, sidewalks, and other transportation facilities; size, location and arrangement of proposed buildings; an illustration of the architectural style and appearance of the proposed building or buildings, to said building permit application, the subdivision plat and/or building permit application shall serve as the detailed development plan.

B. The maximum number of residential units within the Planned Unit Development shall be five hundred forty-five (545) dwelling units. DEVELOPER shall construct a

minimum of sixty (60) of the permitted dwelling units as something other than detached, single-family residential units, each on their own lot.

C. Solid waste and recycling pickup for development and cluster housing development particular shall be coordinated with and approved by the Solid Waste Division of the City of Lewiston Public Works Department prior to issuance of building permits. Solid waste pickup may be located in alleys.

D. Any amendment to the PUD shall be subject to the provisions of Lewiston City Code § 37-97(d), (e), or (f), as appropriate and as may be amended from time-to-time.

**THREE:** The following definitions shall apply when used within this Agreement, and other land use and development standard terms used but not defined herein shall mean as they are defined in Lewiston City Code:

Single family dwelling: a building containing one (1) dwelling unit not attached to or sharing a common wall with another dwelling unit.

Cluster housing development: Cluster housing development consists of individual single family dwelling units, each on their own lot. The dwellings are typically one thousand (1,000) to two thousand (2,000) square feet. Dwellings are frequently clustered around a common open space. Front entrances of dwellings typically open onto the common space or onto the sidewalk. Parking areas are typically located at the side or the rear of the property, and are connected to the units by internal sidewalks. Vehicular circulation may be via public streets or private streets connected to the public street, serving individual lots, parking areas and/or garages. Single family dwellings are located on individual lots that meet the small lot development standards. Lots may or may not be directly connected or adjacent to public right-of-way. Access to individual lots may be allowed with an access easement or private streets to a developed public right-of-way. All dwellings must meet Lewiston Fire Department access requirements.

Duplex dwelling: a building on a single lot containing two (2) dwelling units.

Triplex dwelling: a building on a single lot containing three (3) dwelling units.

Fourplex dwelling: a building on a single lot containing four (4) dwelling units.

Townhome dwelling: one of a series of attached buildings on multiple lots where each building contains a dwelling unit and each dwelling unit is attached to the lot on which it is located.

Condominiums: a building, or group of buildings, on a single lot in which the dwelling units are owned individually, and the land, common areas and related improvements to the land are owned by all the dwelling unit owners on a proportional, undivided basis.

Mixed-use building: A building that is vertically mixed in use with commercial and residential uses with the residential dwelling units built over ground floor commercial uses.

Multi-family dwelling: a building containing five (5) or more dwelling units where the dwelling units are not owned individually.

**Land Use Definitions (See Concept Development Plan for Locations):**

Single Family Residential Zone: This PUD land use zone may include the following dwelling types, individually or in any combination.

- Single Family Dwelling with small lot development standards.
- Single Family Dwelling
- Duplex Dwelling
- Cluster Housing Development
- Small Lot Development

Non-Single Family Residential Zone: This PUD land use zone may include the following non-single family dwelling types individually or in any combination.

1. Mixed-use development within the Non-Single Family land use designation may include mixed-use buildings that include up to ten thousand (10,000) square feet of commercial uses within the PUD. The Non-Single Family Residential zone may include:

- Cluster Housing Development
- Triplex Dwellings
- Fourplex Dwellings
- Townhome Dwellings
- Condominiums
- Multi-Family Dwellings
- Mixed-use buildings

**FOUR:** The following use allowances and development standards shall apply to the development:

A. Unless otherwise stated in this Agreement, uses, standards, definitions, and requirements of the Lewiston City Code Chapter 37, Zoning, as in effect as of the Effective Date of this Agreement, and the uses and standards of the R-2, Low Density Residential, Zoning District and the C-1, Local Commercial, Zoning District, Lewiston City Code Chapter 32, Subdivision, and Lewiston Public Works Department Engineering

Division Standard Drawings as in effect as of the Effective Date of this Agreement shall apply.

B. Allowable Land Uses and Development Standards:

1. Small lot development:

- a. A maximum of fifty percent (50%) of the total allowable number of dwelling units within the PUD may be developed according to the small lot development provisions of Lewiston City Code § 37-33, small lot development, as may be amended from time-to-time.

2. Single-family dwellings:

- a. Minimum lot size – seven thousand five-hundred (7,500) square feet;
- b. Minimum lot width – sixty (60) feet for interior lots, for corner lots seventy (70) feet on one (1) street frontage and sixty (60) feet on the other;
- c. Minimum lot depth – eighty (80) feet;
- d. Maximum lot coverage (with all structures) – forty-five (45) percent;
- e. Front setback – twenty (20) feet minimum; or fifteen (15) feet if no attached garage or if attached garage is accessed from rear yard or side yard;
- f. Rear setback – twenty (20) feet minimum;
- g. Side setback – a total of fifteen (15) feet minimum for both sides combined with a five (5) foot minimum on one (1) side, except that there shall be fifteen (15) feet minimum on the street side for corner lots and twenty (20) feet minimum to the face of an attached garage accessed from the street side;
- h. Minimum two (2) parking spaces per dwelling unit. Minimum dimensions of a parking space shall be nine (9) feet wide and twenty (20) feet deep.

3. Duplex dwellings, triplex dwellings, fourplex dwellings, and condominiums:

- a. Minimum lot size – ten thousand (10,000) square feet for the first two (2) dwellings; two thousand (2,000) square feet for each additional dwelling over two (2);
  - b. Minimum lot width – sixty (60) feet for interior lots, for corner lots seventy (70) feet on one (1) street frontage and sixty (60) feet on the other;
  - c. Minimum lot depth – eighty (80) feet;
  - d. Maximum lot coverage (with all structures) –fifty percent (50%);
  - e. Front setback – twenty (20) feet minimum; or fifteen (15) feet if no attached garage or if attached garage is accessed from rear yard or side yard;
  - f. Rear setback – twenty (20) feet minimum;
  - g. Side setback – total of fifteen (15) feet minimum with five (5) foot minimum on one (1) side, except that there shall be a fifteen (15) foot minimum on the street side for corner lots and twenty (20) feet minimum to the face of an attached garage accessed from the street side;
  - h. Parking - Minimum two (2) parking spaces per dwelling unit. Minimum dimensions of a parking space shall be nine (9) feet wide and twenty (20) feet deep;
  - i. If parking for a triplex dwelling, fourplex dwelling, or condominium development is provided in a parking lot arrangement instead of within a driveway and/or garage specific to each dwelling unit, then the parking lot shall conform to the parking lot standards of the Zoning Code.
4. Townhome dwellings:
- a. Minimum lot size – one thousand nine hundred twenty (1,920) square feet;
  - b. Minimum lot width – twenty-four (24) feet for interior lots, forty (40) feet for corner lots;
  - c. Minimum lot depth – eighty (80) feet;

- d. Maximum lot coverage (with all structures) – sixty-five (65) percent;
  - e. Minimum front setback – ten (10) feet;
  - f. Minimum rear setback – twenty (20) feet;
  - g. Minimum side setback – Zero (0) when adjacent to another townhome on the property line, or five (5) feet minimum from an exterior wall to the property line when townhomes are separated, and fifteen (15) feet minimum on the side street side for corner lots;
  - h. Minimum parking - two (2) parking spaces per dwelling unit. Minimum dimensions of a parking space shall be nine (9) feet wide and twenty (20) feet deep;
  - i. Driveway access to parking for townhome dwellings must be provided from an alley or, if on a corner lot, a street side and shall not be allowed from the street that has the shortest of the two (2) street frontages.
5. Multi-family dwellings, exclusive of any intermediate or long-term care facility, subject to the following:
- a. A minimum of three (3) acres and forty (40) dwelling units of multi-family dwellings and a maximum of seventy-two (72) dwelling units of multi-family dwellings not in excess of fifteen (15) dwelling units per acre shall be developed as part of the PUD;
  - b. Not to exceed twelve (12) units per building;
  - c. Minimum lot size – ten thousand (10,000) square feet for the first two (2) dwellings; two thousand five hundred (2,500) square feet for each additional dwelling over two (2);
  - d. Minimum lot width – sixty (60) feet for interior lots, for corner lots seventy (70) feet on one (1) street frontage and sixty (60) feet on the other;
  - e. Minimum lot depth – eighty (80) feet;
  - f. Maximum lot coverage (with all structures) – fifty percent (50%);

- g. Front setback – ten (10) feet minimum but twenty (20) feet minimum to a garage door;
- h. Rear setback – twenty (20) feet minimum;
- i. Side setback – zero (0) feet minimum per side, except that there shall be a fifteen (15) foot minimum on the street side for corner lots;
- j. Open space – A minimum of one hundred (100) square feet of useable outdoor open space per dwelling unit shall be provided, exclusive of required parking lot landscape areas. Such space may be for common use, such as a ball court, improved picnic/barbeque area, grassy play area, etc., in addition to any covered first floor patios and any second floor decks or balconies provided as amenities for individual dwelling units;
- k. Laundry facilities – If clothes washers and dryers are not provided in each dwelling unit, then there shall be a central laundry facility containing a minimum of one (1) washer and one (1) dryer per four (4) dwelling units for use by all residents;
- l. Parking – one (1) parking space per dwelling unit plus one (1) parking space per four (4) units for studio and one (1) bedroom units; and two (2) parking spaces per dwelling unit plus one (1) parking space per four (4) units for two (2) or more bedroom units; or one (1) parking space per dwelling unit, regardless of the number of bedrooms, for multi-family dwellings reserved exclusively for elderly or disabled residents, as currently defined by the United States Department of Housing and Urban Development;
- m. Parking lots shall be developed in conformance with the standards for such set forth in the Zoning Code.

6. Cluster Housing Development Standards

The following standards apply to residential cluster housing developments within the PUD:

| Cluster Housing Development: Standards                                                                   |                                                    |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| STANDARD                                                                                                 | SITE REQUIREMENTS                                  |
| Cluster Size                                                                                             | 4 or more dwelling units                           |
| Maximum Floor Area                                                                                       | 2,000 square feet                                  |
| Maximum wall height for dwellings                                                                        | 20 ft.                                             |
| Maximum building height to highest point of roof                                                         | 30 ft.                                             |
| Minimum common open space per unit                                                                       | 300 square feet                                    |
| Minimum private open space per unit                                                                      | 200 square feet                                    |
| Minimum setback from front door to front lot line and/or parcel boundary of common open space            | 10 ft.                                             |
| Minimum side setback                                                                                     | 5 ft.                                              |
| Minimum rear setback                                                                                     | 5 ft.                                              |
| Minimum distance between buildings (including accessory building)                                        | 10 ft.                                             |
| Minimum parking spaces required                                                                          | 1 per unit,<br>plus 1 per bedroom after 2 bedrooms |
| Setback: <i>A distance from a curb, property line, or structure within which building is prohibited.</i> |                                                    |

- a. Vehicular access to the cluster housing development may be from a private street to an improved public right-of-way with a common access easement connecting all lots to the public right-of-way. Lots are not required to front on a public or private street. Access to lots may be pedestrian only through common open space with a common access easement. Assigned unit parking spaces shall be located within one hundred fifty feet (150') of unit.
- b. Private street design to be approved by the Lewiston City Council through subdivision plat. In the case of a private street approved by the Lewiston City Council through a subdivision plat, each lot shall hold a recorded access easement and maintenance agreement for that lot's share of access and maintenance of the street. Alternately, access and maintenance may be shared by each lot in the subdivision through homeowner association ownership of the street.
- c. Common open space shall be owned and managed by an established Home Owner's Association (HOA). The Cluster Development

AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT

Page 9 of 19

9

HOA shall be a sub-association to the overall PUD HOA and shall be defined in the approved CC&R's.

d. All dwellings must meet Lewiston Fire Department access requirements.

7. The following residential accessory buildings, structures, and uses are allowed, regardless of the associated land use, according to the following standards:

- a. Garages, carports, swimming pools, garden sheds, etc.
- b. Detached accessory buildings shall be subject to the following development standards:
  1. Setbacks from property lines:
    - a. Front: Twenty (20) foot minimum;
    - b. Side yard, street: Fifteen (15) foot minimum street side on a corner lot;
    - c. Side yard, interior property line: Five (5) foot minimum from an interior side or rear property line;
    - d. Garage or Carport setback: Twenty (20) foot minimum for a garage or carport to be accessed from any street or alley;
    - e. Approaches for detached accessory buildings that connect to public streets shall require approval from the City of Lewiston Engineer.
  2. The total footprint of a single detached accessory building on a lot shall not exceed one thousand two hundred (1,200) square feet, except if for carport structure accessory to a condominium or multifamily dwelling development;
  3. The total footprints of all detached accessory buildings combined on a lot shall not exceed one thousand five hundred (1,500) square feet, except if for carports accessory to condominium or multifamily dwelling development;
  4. Not to exceed sixteen (16) feet in height, as measured to the coping of a flat roof or the average height of a shed roof or

the average height of a pitch, hip, gable, gambrel or mansard roof, unless the side and rear setbacks are increased from the five (5) foot minimum by one (1) foot for each foot of height over sixteen (16) feet and the roof pitch matches that of the residence, but never to exceed the height of the residential building by more than three (3) feet;

5. Of similar exterior color, siding, and roofing materials as the residential building;
6. Gable or hip roof with a minimum pitch of 3:12;
7. Minimum eave length of that of the residential building;
8. Shall not be closer to the street than front of the residence, unless on the street side of a corner lot and meets the required street side yard setback; except those through (double fronted) lots on the south side of Clearview Point Drive, which shall be allowed to have detached accessory buildings and swimming pools behind the homes on the south ends of the lots closer to Bryden Avenue than the homes, provided that they maintain a twenty (20) foot minimum setback from the Bryden Avenue right of way line.
8. Home occupations: Home occupations shall be permitted in accordance with the provisions of Lewiston City Code Chapter 37, Article VI.
9. A minimum of five thousand (5,000) square feet and a maximum of ten thousand (10,000) square feet of commercial use within mixed-use commercial building(s) within the Non-Single Family Residential Zone shall be developed subject to the provisions of the Local Commercial, C-1, Zone. Accessory buildings for uses permitted by this section are allowed, subject to the development standards of the C-1 Zone. Notwithstanding the by right and conditional uses in the C-1 Zone, only the following uses shall be allowed by right, subject to the development standards and the development limitations of the C-1 Zone:

- a. Day care center, subject to the special conditions set forth in Lewiston City Code § 37-20.1(5), as may be amended from time-to-time;
- b. Eating or drinking establishment without drive-thru;
- c. Personal service uses;
- d. Professional offices;
- e. Retail sales and service.

C. **Phasing:** The PUD is planned to be built in multiple phases, each of which shall be submitted for preliminary and final plat approval according to the standards of Chapter 32, Subdivisions, of the Lewiston City Code. No preliminary plat shall consist of less than three (3) acres. Each preliminary plat may be completed by smaller, multiple final plat phases. Each final plat phase shall be designed and constructed in compliance with all applicable state and local codes and standards in effect at the time the final plat is submitted, including the standards depicted in the five (5) detail drawings attached hereto and incorporated herein as Exhibit D, as deemed appropriate by the City of Lewiston Engineer. Vesting of a preliminary plat shall require a final plat, including a minimum of three (3) acres or one third (1/3) of the area of the preliminary plat, whichever is less, to be submitted within one (1) year of the date of the preliminary plat approval and receipt of final plat approval by the Lewiston City Council within two (2) years of the date of submittal. Thereafter, a final plat shall be submitted at least once every five (5) years and receive Lewiston City Council approval for any remaining phase(s) or any remainder of the preliminary plat shall automatically become null and void. Final platting of the entirety of each preliminary plat shall be completed within no more than twenty (20) years from the date of preliminary plat approval.

Approval of each preliminary plat may be dependent upon successful completion of specific requirements of each previously platted phase, such as improvements identified in the Traffic Impact Analysis and infrastructure extensions.

D. **Traffic and Access:** A Traffic Impact Analysis shall be performed at the DEVELOPER'S cost and accepted by the City of Lewiston Public Works Department. Recommendations of the Traffic Impact Analysis must be constructed or funded by the DEVELOPER in proportion to the PUD's identified impacts. Cross section drawings

of streets shall be included within this Agreement by reference (City of Lewiston Standard Drawings). In addition:

1. The north-south connector, 18th Street to Lindsay Creek Road, must be completed to a Fire Apparatus Access Road standard (compliant with the most recent International Fire Code and Lewiston Fire Department Standard Operating Procedures) prior to the beginning of construction of Phase 1 and maintained by grading at least once annually to allow adequate access for emergency response vehicles. "Adequate access" shall be determined by the Lewiston Fire Department as outlined in the International Fire Code for fire access roads.
2. 18<sup>th</sup> Street connection to Lindsay Creek Road full street improvements shall be completed in conjunction with construction of the intersection at the top of the hill or with the street improvements for the 300<sup>th</sup> permitted dwelling unit, whichever comes first.
3. No building permits shall be issued until the street improvements associated with the building permit address are completed to CITY standards or those depicted in the five (5) detail drawings in Exhibit D or an appropriate security, including a bond, is provided in an amount and in a form acceptable to the City of Lewiston Engineer, and including the DEVELOPER having deeded to the CITY a finished lot or lots, as acceptable to the City of Lewiston Engineer. In the case of the north-south connector currently known as 18th Street, the street improvements must be completed through to the far limits of the associated development phase prior to issuance of building permits. The connection of 18<sup>th</sup> Street to Lindsay Creek Road shall be completed prior to issuance of any building permit after building permits have been approved for construction of the first three hundred (300) dwelling units. The 18th Street construction shall comply with the residential collector CITY design standard in effect at the time of construction and shall include the necessary improvements to Lindsay Creek Road in the vicinity of the intersection.
4. Off-site traffic mitigation, as identified by the Traffic Impact Analysis, was satisfied with completion of Phase I of the PUD.

E. Water: The subject site must be annexed into the Lewiston Orchards Irrigation District boundary prior to beginning construction of the PUD or storage of combustible construction materials.

F. Open Space: An area that is not developed with occupied buildings or is undevelopable within the Canyon Crest PUD. Open space may include common areas, public parks, private parks, conservation areas, trails, and other property that is not developed for residential or commercial use.

1. Common Area: An area inside the Canyon Crest PUD that is owned by the HOA which charges each tenant for maintenance and upkeep. Common areas may include tracts for stormwater facilities,
2. Public Park: An area that is owned and maintained by the CITY. The public park shall be developed in collaboration with the CITY by the DEVELOPER for ownership by the CITY. Public parks may include children's play areas, picnic shelters, open play fields, sport courts and fields, as well as other improvements. Maintenance may be the direct responsibility of the CITY or accomplished through the establishment of a memorandum of understanding with the HOA or DEVELOPER.
3. Private Park: An area that is owned and maintained by the HOA. The park may or may not be developed by the DEVELOPER in collaboration with the CITY. Final design of private parks is the sole discretion of the DEVELOPER. Private parks may include children's play areas, picnic shelters, open play fields, sport courts and fields, as well as other improvements. Maintenance will be the responsibility of the HOA.
4. Conservation Areas: Conservation areas include the Lindsay Creek Canyon slope and west drainage. DEVELOPER shall identify undevelopable land associated with the slopes of Lindsay Creek Canyon and the drainage on the west boundary of the Canyon Crest PUD on the final plat of the phase that creates the tract(s) or parcel(s) that include those areas. A legal description of the applicable Conservation Area tract(s) or parcel(s) shall be included in the Final Plat. Those tract(s) or parcel(s) shall be open space and may be maintained by the HOA, DEVELOPER, or other organization as determined by the DEVELOPER.

5. Trails: Paved or unpaved pedestrian ways that are not sidewalks. Trails may be located in open space, public right-of-way, or within public or private parks.
  6. Maintenance: Open space shall be set aside and improved as appropriate by the DEVELOPER with landscaping, restoration planting and/or other features. All open space shall be maintained to minimize stormwater erosion and the risk of fire hazards caused by overgrown vegetation.
  7. Phasing: Open Space shall be identified and improved with each phase of development. The Canyon Crest PUD shall be developed to include a minimum of three (3) acres or three percent (3%) of the gross developable land area (whichever is greater) in common areas, public/private parks, and trails. Conservation areas that include Lindsay Creek Canyon and the drainage to the west of the subject site are not included in the required open space.
  8. Open space may be dedicated to the HOA, an appropriate 501(c)(3) nonprofit organization, or other entity for management and maintenance. Open space that is acceptable to the City of Lewiston Parks and Recreation Director may be transferred to CITY parks in the future for public open space or public park development. Open space areas or portions thereof shall not be conveyed to owners of adjoining building lots or otherwise converted in to private building lots.
  9. No dumping of any sort shall be permitted in any such space except for fill material when placed under a valid utility or building permit issued by CITY.
- G. Trail and Open Space Master Plan: The DEVELOPER shall work with the City of Lewiston Engineer and City of Lewiston Parks and Recreation Department Director to develop a Trail and Open Space Master Plan, as illustrated in Exhibit C, attached hereto and incorporated herein, for the construction of a trail system within Canyon Crest. The intent of the Trail and Open Space Master Plan is to plan for and accommodate connection to future off-site trails that will create a larger, public trail system in the area. The Trail and Open Space Master Plan shall identify the alignment and location of the trails, trail heads, future trail connections and trail section. The Trail and Open Space Master Plan shall identify and provide opportunities for the CITY to connect a future

CITY trail system to the Canyon Crest system. CITY, DEVELOPER, HOA or other ownership of the trail system or parts of the trail system will be identified as part of the Trail and Open Space Master Plan. In addition, a draft maintenance agreement or memorandum of understanding for maintenance and access will be developed as part of the Trail and Open Space Master Plan.

H. Trail Construction: The trail alignment shall be constructed in general conformance with the Trail and Open Space Master Plan, (or as otherwise amended upon agreement between the DEVELOPER, City of Lewiston Engineer, and City of Lewiston Parks and Recreation Department Director. DEVELOPER may construct the trail system in phases in conjunction with each development phase. Trails may be constructed on dedicated right-of-way or development tracts. Trail access easements shall be included with each Final Plat. DEVELOPER's trail shall be granted an easement for public use, as it is intended to become part of a larger public trail system in the area. The alignment of the trail and associated trail amenities shall be included in the DEVELOPER's street plan submittal for review. The trail construction standard (width, section, pavement design, etc.) shall be approved by the City of Lewiston Public Works Department and City of Lewiston Parks and Recreation Department. Each phase of the trail construction shall be completed within six (6) months of acceptance by the CITY of the streets within the phase.

I. Grading: No site grading shall be done without a utility or building permit. Any land that has been graded or otherwise cleared of vegetation, and where construction has not commenced within three (3) months, shall be seeded with grasses to prevent erosion, dust generation, and weed propagation. Any land graded for construction of any type shall be kept in conformance with CITY standards, Chapter 17, Lewiston City Code. All construction sites shall be controlled to minimize dust generation during construction. DEVELOPER shall take appropriate measures to prevent mud and debris from being tracked onto public rights of way during the construction phase.

J. Wetlands: Should the property contain lands identified as wetlands by the US Army Corps of Engineers, said area shall be clearly marked on all final plats and no development shall be allowed to take place within those areas designated as wetlands unless done in full compliance with Corps of Engineers standards and with their written approval. Notification of the existence and limitations on the use of the wetlands, if any,

shall be contained within the deed transferring title to each affected lot to the buyer from the seller.

K. Sidewalks: Sidewalks are required on both sides of all streets within the subdivision. However, the City of Lewiston Engineer shall have the ability to evaluate proposals from the DEVELOPER to exchange an equal value of required sidewalk and street improvements for interior pedestrian path improvements or Fee In Lieu Of (FILO) payments. Any proposal shall ensure that sidewalk shall be required on at least one side of all CITY streets within the subdivision.

L. Street Trees: Street trees shall be planted by DEVELOPER or the lot owner in the right-of-way between the street and sidewalk, as approved by the City of Lewiston Engineer and the City of Lewiston Forester. An automatic irrigation system shall be provided for the street trees. The number of street trees to be planted is one (1) per lot street frontage, except none for lots on cul-de-sacs; or, for townhome dwellings, street trees shall be planted at a spacing of not less than thirty-six (36) feet as measured between the lot lines of the outermost lots. Each lot owner shall be responsible for maintenance of the street tree(s) for his/her lot, including replacement when necessary. Street trees shall be planted for each lot prior to the approval of final inspection for a building on a lot or prior to the approval of the final inspection of the last building on a lot being developed in phases with multiple primary buildings. Street acceptance and tree planting may be delayed when weather conditions do not allow for the paving of streets or planting of trees, typically from November 1<sup>st</sup> through March 1<sup>st</sup>.

**FIVE:** DEVELOPER shall secure confirmation that the proposed open space improvements and related Agreement amendment language, as shown in Section Four F, G, H, I, and J of this Agreement, and the proposed Canyon Crest Trail and Open Space Master Plan are accepted by CITY's Parks and Recreation Director.

**SIX:** DEVELOPER shall construct historical, health, geological, and/or environmental informational kiosks as part of the Canyon Crest Trail and Open Space Master Plan, whereby such kiosks are called for in the Parks and Open Space Master Plan, as acceptable to CITY's Parks and Recreation Director.

**SEVEN:** This Agreement shall be recorded in the Office of the Nez Perce County Recorder and shall be an encumbrance upon the real property described in Exhibit A.

**EIGHT:** This Agreement is entered into pursuant to the provisions of Idaho Code § 67-6515 and Lewiston City Code §§ 37-94 through 37-97, as those sections are currently constituted or may hereafter be amended, which provisions are incorporated herein.

**NINE:** This Agreement and the documents referred to herein shall constitute the entire agreement between the Parties to allow development of the land described herein. Where this Agreement is silent, CITY codes, development standards, and practices shall apply as they may be amended from time-to-time.

**TEN:** This Agreement shall replace and supersede the original Planned Unit Development Agreement entered into on May 14, 2007 (approved through Resolution 2007-41) and any and all amendments to said original Planned Unit Development Agreement, including the most recent Amended Planned Unit Development Agreement executed by the Parties on April 24, 2017 (approved through Resolution 2017-27).

**ELEVEN:** This Agreement and the provisions herein shall be binding on the heirs, devisees and successors in interest of the Parties hereto.

**IN WITNESS WHEREOF,** the Parties have executed this Agreement on the day and year written below ("Effective Date").

*Signature page to follow*

# EXHIBIT A

894985

**HEDCO, Inc.**

DAN H. *Received*  
2-6-07

528 Bryden Avenue  
Lewiston, ID 83501  
(208) 798-5422 Office  
(208) 746-3899 Fax  
(208) 791-1699 Cell

*GRMP, LLC*  
*The Estates at Canyon Crest*  
*PUD Boundary Description*

January 25, 2007

A parcel of land located in the East half of Section 10, the North half of the NW¼ of Section 14, and West half of the SW¼ of Section 11, T. 35 N., R. 5 W., B.M., Nez Perce County, Idaho, more particularly described as follows:

Beginning at the Northwest Corner of Section 14, T. 35 N., R. 5 W., B.M., said point being the **TRUE POINT OF BEGINNING** for this description and running thence S00°22'38"E 1328.92 feet along the West Line of said Section 14 to the North Sixteenth Corner on said West Section Line;

thence N89°25'11"E 1996.78 feet, more or less, along the North Sixteenth Line of said Section 14 to a point on the southwesterly right-of-way line of Lindsay Creek Road;

thence N36°12'41"W 459.24 feet along said right-of-way line;

thence N51°16'45"W 534.04 feet along said right-of-way line;

thence N45°27'44"W 307.04 feet along said right-of-way line;

thence N26°44'19"W 314.33 feet along said right-of-way line;

thence N25°35'07"W 409.96 feet along said right-of-way line;

thence N29°17'54"W 532.59 feet along said right-of-way line;

thence N19°34'08"W 370.20 feet along said right-of-way line;

thence N11°57'11"W 337.18 feet along said right-of-way line;

thence N00°45'43"W 293.20 feet along said right-of-way line;

thence N11°25'39"E 442.96 feet along said right-of-way line;

thence N01°20'36"E 76.25 feet along said right-of-way line;

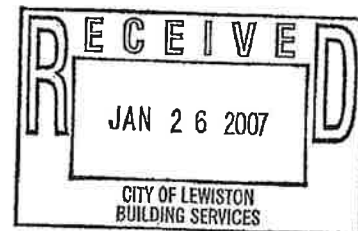
thence N17°38'26"W 76.58 feet along said right-of-way line;

thence N32°16'42"W 316.67 feet along said right-of-way line;

thence N40°12'38"W 17.67 feet along said right-of-way line;

thence S89°25'49"W 221.75 feet to a point on the West Line of Section 11, T. 35 N., R. 5 W., B.M.;

thence N00°18'58"W 86.00 feet along said Section Line to the West Quarter Corner of said Section 11;



DATED this 11<sup>th</sup> day of November 2021.

CITY OF LEWISTON

Michael G. Collins  
Michael G. Collins, Mayor

ATTEST:

Kari J. Ravencroft  
Kari J. Ravencroft, City Clerk



STATE OF IDAHO )  
 ) ss.  
County of Nez Perce )

On this 11<sup>th</sup> day of Nov. 2021, before me, a Notary Public, personally appeared Michael G. Collins and Kari J. Ravencroft, known or identified to me as the Mayor and City Clerk, respectively, of the City of Lewiston, and stated that they have the authority to execute this instrument on behalf of the City of Lewiston, and did execute this instrument on behalf of the City of Lewiston.



Nikkie Province  
Notary Public for the State of Idaho  
Commission Expires 02/22/27

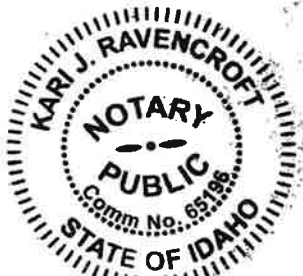
RPL DEVELOPMENT, LLC

Dan Mader  
Dan Mader, Manager

STATE OF Idaho )  
 ) ss.  
County of Nez Perce )

On this 18<sup>th</sup> day of November 2021, before me, the undersigned Notary Public for the State of Idaho, personally appeared Dan Mader, known or identified to me as the Manager of RPL Development, LLC, and stated he has the authority to execute this instrument on behalf of RPL Development, LLC, and did execute this instrument on behalf of RPL Development, LLC.

In witness whereof, I have hereunto set my hand and official seal the day and year first above written.



Kari J. Ravencroft  
Notary Public for the State of Idaho  
Commission Expires: 03/11/2027

AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT  
Page 19 of 19

## PUD Boundary Description for The Estates at Canyon Crest Property

thence N00°19'28"W 173.62 feet to the southwesterly right-of-way line of Lindsay Creek Road;

thence N48°43'05"W 151.52 feet along said right-of-way line;

thence N54°06'41"W 467.15 feet along said right-of-way line;

thence N59°06'29"W 449.98 feet along said right-of-way line;

thence N72°32'24"W 314.44 feet along said right-of-way line;

thence N78°42'34"W 153.65 feet along said right-of-way line to a point on the East Sixteenth Line of said Section 10;

thence S00°19'59"E 916.51 feet along said Sixteenth Line to the Northeast Sixteenth Corner of said Section 10;

thence S89°24'56"W 1324.13 feet along the Latitudinal Centerline to the Center Quarter Corner of said Section 10;

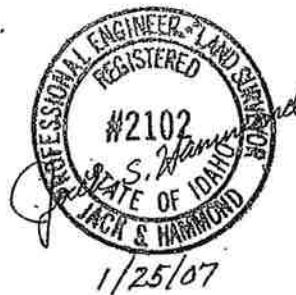
thence S00°19'17"E 1331.54 feet along the Meridional Centerline of said Section 10 to the South Sixteenth Corner on said Meridional Centerline;

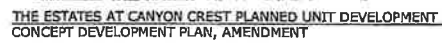
thence N89°14'21"E 1324.70 feet along the South Sixteenth Line of said Section 10 to the Southeast Sixteenth Corner of said Section 10;

thence S00°18'58"E 1327.45 feet along the East Sixteenth Line of said Section 10 to the East Sixteenth Corner on the South Line of said Section 10;

thence N89°02'50"E 1324.25 feet along said Section Line to the Southeast Corner of said Section 10 and the **TRUE POINT OF BEGINNING**.

This Parcel contains 210.74 Acres, more or less.

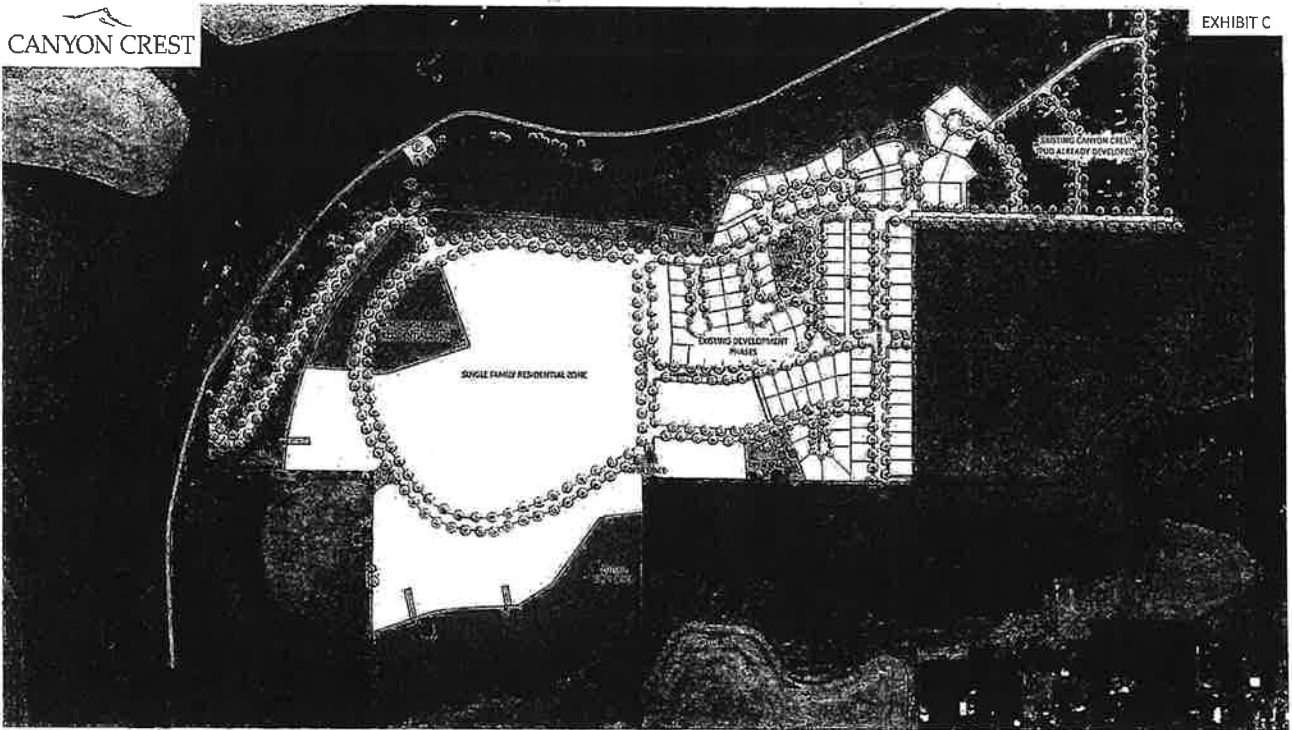




22

CANYON CREST

EXHIBIT C



CANYON CREST PARK, OPEN SPACE, AND TRAIL MASTER PLAN  
LEWISTON, IDAHO

NOTE: PLAN IS FOR INFORMATION PURPOSES. INFORMATION  
SHOWN DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.

LEGEND

- SINGLE FAMILY RESIDENTIAL ZONE
- ▨ NON-SINGLE FAMILY RESIDENTIAL ZONE
- ◻ PARK/OPEN SPACE

- POTENTIAL FUTURE TRAIL
- - CANYON CREST TRAIL SYSTEM
- Ⓟ TRAIL ACCESS PAVING

- Ⓢ TRAIL OVERLOOK
- Ⓢ PICNIC AREA

© 2004-2005, HANSEN, HANSEN, & ASSOCIATES, INC. ALL RIGHTS RESERVED. THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE TRAIL SYSTEM SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DESIGNED BY HANSEN, HANSEN, & ASSOCIATES, INC.  
DRAWN BY HANSEN, HANSEN, & ASSOCIATES, INC.  
DATE: 10/10/05  
SCALE: 1" = 100'

EXHIBIT C

PUD-RPL Dev.  
894985

# EXHIBIT D

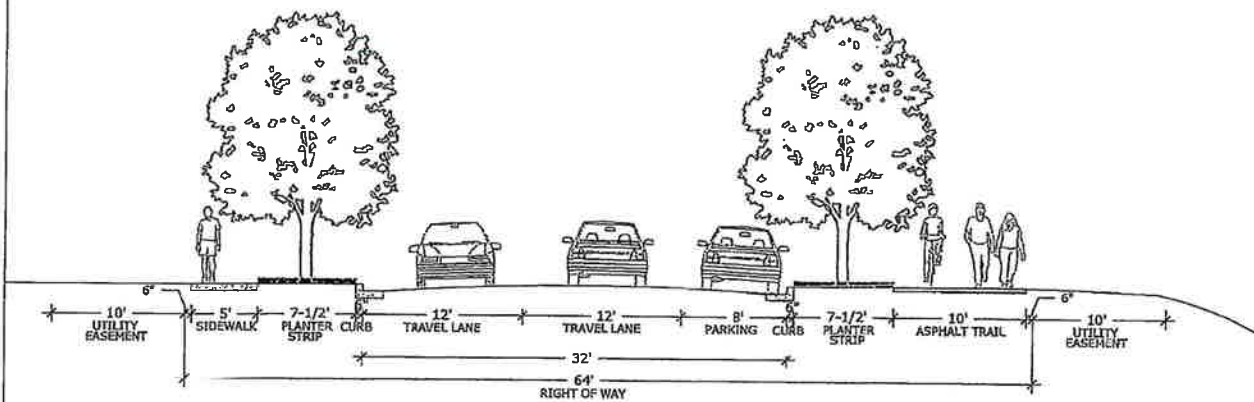
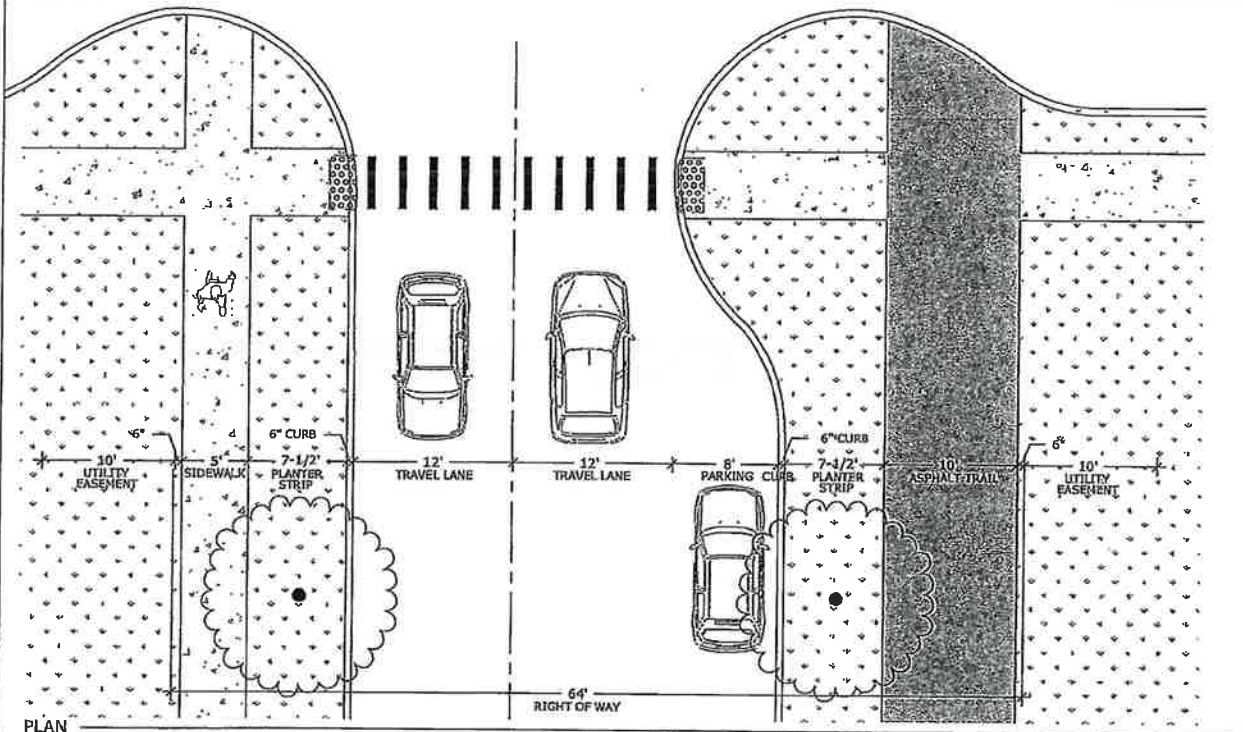
EXHIBIT D

## LEGEND

-  CONCRETE
-  SODDED TURF PLANTER AREA.
-  ASPHALT TRAIL
-  CENTER LINE

## NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



| SECTION                                                                             |                                                                                                                               |                                                                    |                        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------|
|  | SCALE<br>NTS                                                                                                                  | TITLE<br>18TH STREET WITH PARKING ON ONE SIDE<br>AND ASPHALT TRAIL | DETAIL NUMBER<br><br>1 |
|                                                                                     | DATE<br>2/8/17                                                                                                                |                                                                    |                        |
|                                                                                     | MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC<br>1421 N MEADOWWOOD LN, SUITE 150<br>LIBERTY LAKE, WA 99019<br>(509) 922-7449 |                                                                    |                        |



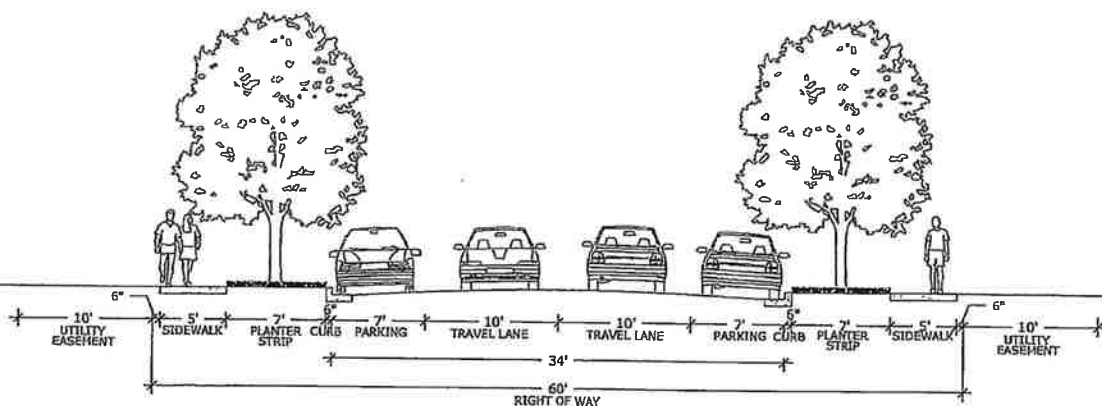
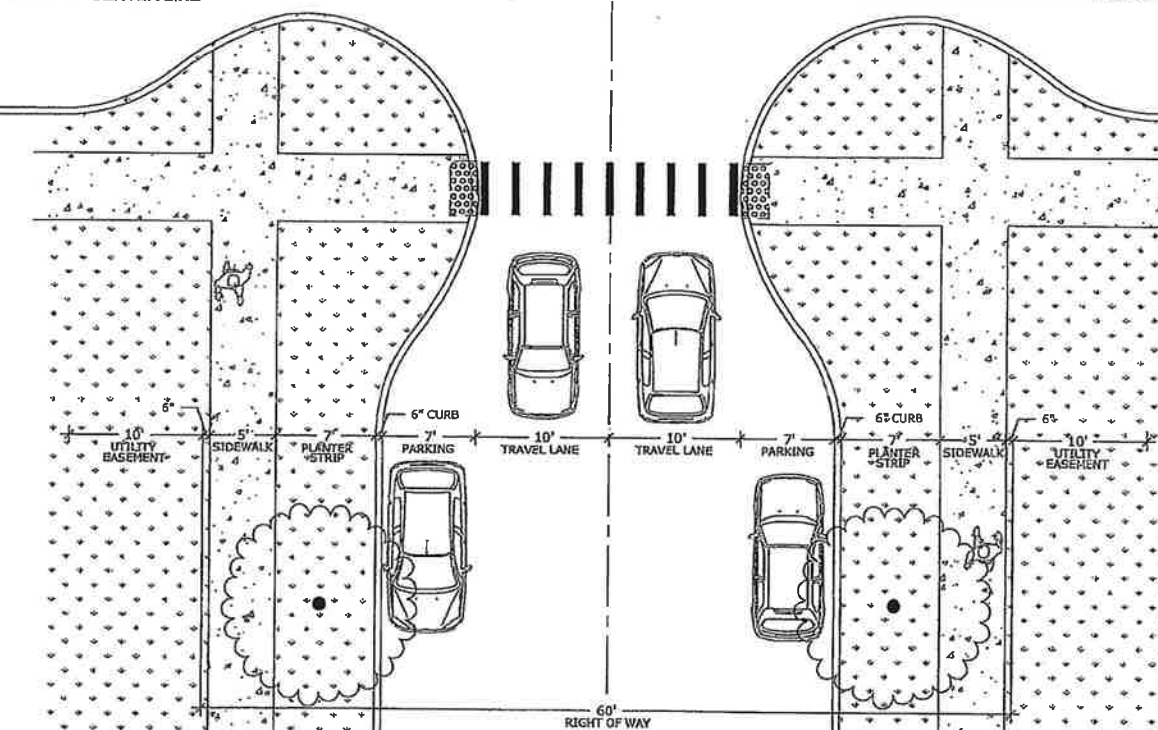
# LEGEND

-  CONCRETE
-  SODDED TURF PLANTER AREA.
- CENTER LINE

## EXHIBIT D

### NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



|                                                                                     |                                                                                                                               |                                                               |                        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------|
|  | SCALE<br>NTS                                                                                                                  | TITLE<br>34' RESIDENTIAL STREET WITH PARKING<br>ON BOTH SIDES | DETAIL NUMBER<br><br>2 |
|                                                                                     | DATE<br>2/8/17                                                                                                                |                                                               |                        |
|                                                                                     | MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC<br>1421 N MEADOWWOOD LN, SUITE 150<br>LIBERTY LAKE, WA 99019<br>(509) 922-7449 |                                                               |                        |

## LEGEND



SODDED TURF PLANTER AREA.



CENTER LINE

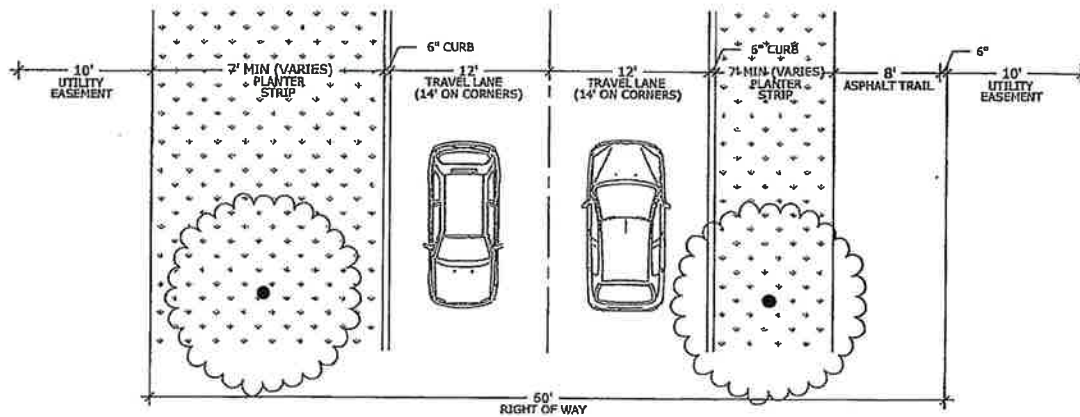


ASPHALT TRAIL

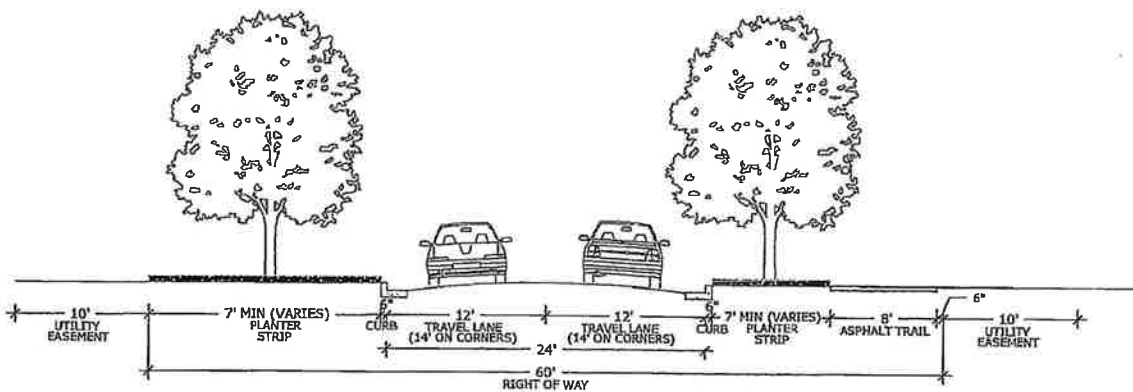
EXHIBIT D

## NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



PLAN



SECTION



SCALE

NTS

DATE

2/8/17

TITLE

18TH STREET HILL SECTION

DETAIL NUMBER

3

MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC

1421 N MEADOWWOOD LN, SUITE 150

LIBERTY LAKE, WA 99019

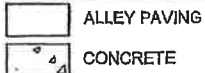
(509) 922-7449

PROJECT

CANYON CREST ESTATES PUD  
LEWISTON, ID

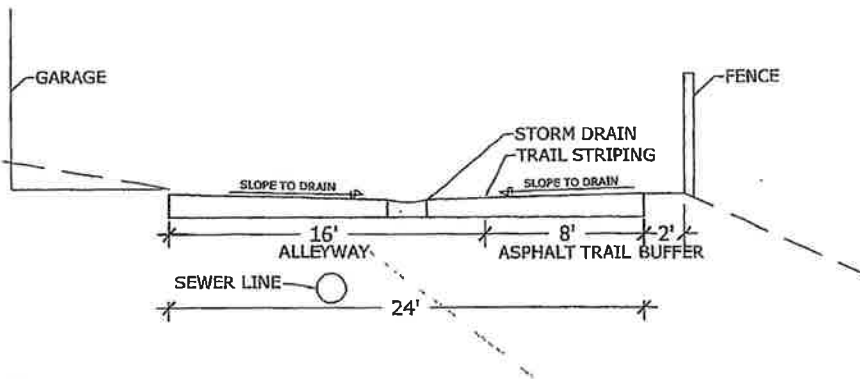
## LEGEND

EXHIBIT D



## NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



SECTION

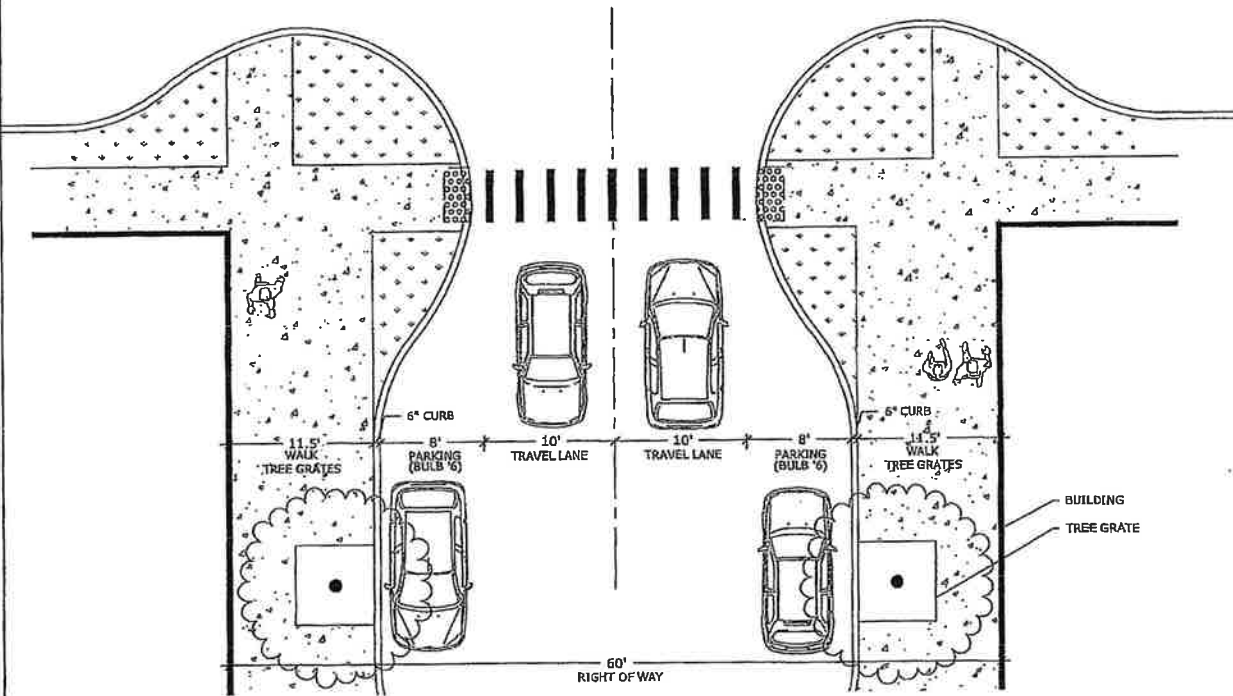
|                                                                                     |                                                                                                                               |                        |                    |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|
|  | SCALE<br>NTS                                                                                                                  | TITLE<br>ALLEY SECTION | DETAIL NUMBER<br>4 |
|                                                                                     | DATE<br>2/8/17                                                                                                                |                        |                    |
|                                                                                     | MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC<br>1421 N MEADOWWOOD LN, SUITE 150<br>LIBERTY LAKE, WA 99019<br>(509) 922-7449 |                        |                    |

# LEGEND

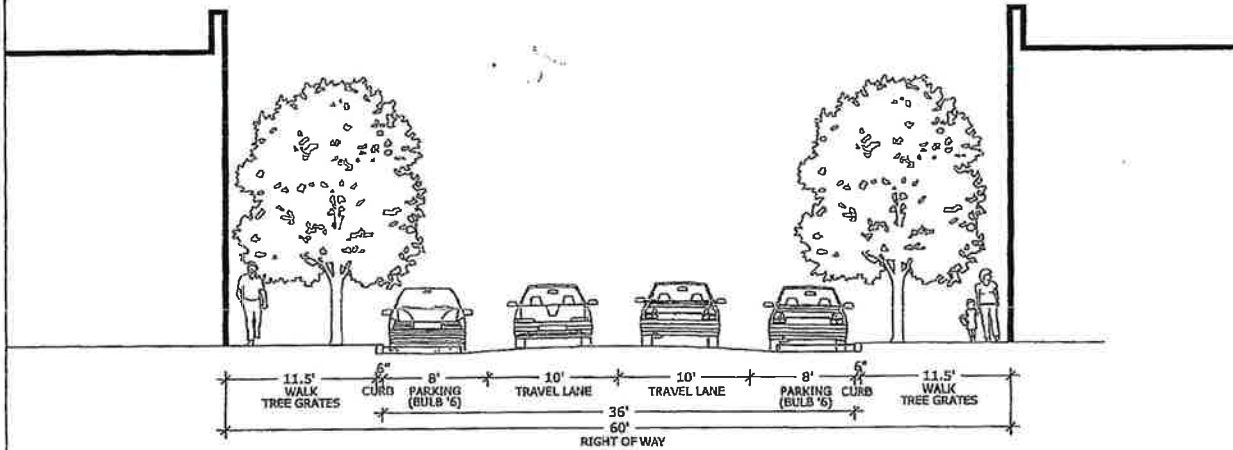
-  CONCRETE
-  SODDED TURF PLANTER AREA.
-  CENTER LINE

## NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



PLAN



SECTION

| SCALE                                                                               | TITLE                                                                                                                         | DETAIL NUMBER                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| NTS                                                                                 | COMMERCIAL STREET SECTION                                                                                                     |                                                     |
| DATE<br>2/8/17                                                                      |                                                                                                                               |                                                     |
|  | MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC<br>1421 N MEADOWWOOD LN, SUITE 150<br>LIBERTY LAKE, WA 99019<br>(509) 922-7449 | PROJECT<br>CANYON CREST ESTATES PUD<br>LEWISTON, ID |

28/28



CANYON CREST

CANYON CREST PARK, OPEN SPACE, AND TRAIL MASTER PLAN  
LEWISTON, IDAHO

- LEGEND
- SINGLE FAMILY RESIDENTIAL ZONE
  - NON-SINGLE FAMILY RESIDENTIAL ZONE
  - PAVING/OPEN SPACE
  - POTENTIAL FUTURE TRAIL
  - CANYON CREST TRAIL SYSTEM
  - TRAIL ACCESS PARKING
  - HIGH OVERLOOK
  - PACIFIC AREA

DESIGNED BY: KIMBERLY A. ANDERSON, ARCHITECTURAL FIRM  
1000 N. 10TH AVE., SUITE 100, LEWISTON, IDAHO 83501  
PH: 208.785.1234 FAX: 208.785.1235  
WWW.KIMBERLYANDERSONARCHITECTS.COM

DESIGNED BY: KIMBERLY A. ANDERSON, ARCHITECTURAL FIRM  
1000 N. 10TH AVE., SUITE 100, LEWISTON, IDAHO 83501  
PH: 208.785.1234 FAX: 208.785.1235  
WWW.KIMBERLYANDERSONARCHITECTS.COM

# 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 July 23, 2025 at 5:30 pm.**

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING  
2<sup>ND</sup> 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 CUP25-4 BY STEPHANIE BEIDMAN (ACTION ITEM):** The applicant requests conditional use permit approval for multifamily residential when located on the ground floor of a structure in the General Commercial, C4, Zone at 1313 G Street. The applicant proposes to convert half of an existing commercial office building into three (3) studio apartments.

**FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Katie Hollingshead at the Community Development Department at [khollingshead@cityoflewiston.org](mailto: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 July 22, 2025** by: Emailing [dortiz@cityoflewiston.org](mailto: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 July 6, 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](mailto:dortiz@cityoflewiston.org) or (208) 746-1318, ext. 7265.

| OWNER1                                      | OWNER2               | MAIL_ADD1                         | MAIL_CITY             | MAIL_ST  | MAIL_ZIP       | SITE_ADD                       |
|---------------------------------------------|----------------------|-----------------------------------|-----------------------|----------|----------------|--------------------------------|
| HOLZER RICHARD A JR &<br>LS PROPDROP LLC    | HOLZER EMILY J       | 2206 RIPON AVE<br>P O BOX 5350    | LEWISTON<br>BEND      | ID<br>OR | 83501<br>97708 | 1342 MAIN ST<br>1408 MAIN ST   |
| MCCALL GREGORY E &<br>HAENER PROPERTIES LTD | MCCALL MARY T        | 841 BEACHVIEW BLVD<br>PO BOX 412  | CLARKSTON<br>LEWISTON | WA<br>ID | 99403<br>83501 | 1318 G ST<br>1343 G ST         |
| CLBRMC BUILDING L L C                       |                      | P O BOX 1510                      | LEWISTON              | ID       | 83501          | 307 13TH ST                    |
| PETTY LEAH                                  |                      | 1302 MAIN ST                      | LEWISTON              | ID       | 83501          | 1302 MAIN ST                   |
| NEZ PERCE COUNTY                            |                      | P O BOX 896                       | LEWISTON              | ID       | 83501          | 1239 IDAHO ST                  |
| BEIDMAN STEPHANIE L                         |                      | 1313 G ST                         | LEWISTON              | ID       | 83501          | 1313 G ST                      |
| NEZ PERCE COUNTY                            |                      | P O BOX 896                       | LEWISTON              | ID       | 83501          | 1230 MAIN ST                   |
| LS PROPDROP LLC                             |                      | P O BOX 5350                      | BEND                  | OR       | 97708          | 1338 F ST                      |
| LS PROPDROP LLC                             |                      | PO BOX 5350                       | BEND                  | OR       | 97708          | 1344 F ST                      |
| 1301 G STREET LLC                           |                      | 326 E 6TH ST                      | MOSCOW                | ID       | 83843          | 1301 G ST                      |
| HOWARD NATALIE J                            |                      | 1522 HEMLOCK AVE                  | LEWISTON              | ID       | 83501          | 1403 IDAHO ST                  |
| GIBLER J RUSSELL &<br>JPL LLC               | GIBLER SUNNY L       | 10680 PELICAN LN<br>1304 IDAHO ST | NAMPA<br>LEWISTON     | ID<br>ID | 83686<br>83501 | 1314 IDAHO ST<br>1304 IDAHO ST |
| GLASBY RODNEY D                             |                      | 1323 IDAHO ST                     | LEWISTON              | ID       | 83501          | 1323 IDAHO ST                  |
| STEINER WILLIAM E &<br>LS PROPDROP LLC      | STEINER AUDREY B     | 1127 LINDEN DR<br>P O BOX 5350    | LEWISTON<br>BEND      | ID<br>OR | 83501<br>97708 | 1323 F ST<br>1336 F ST         |
| DEMEAN TAMARA                               |                      | 28888 OLD SPIRAL HWY              | LEWISTON              | ID       | 83501          | 1331 G ST                      |
| LEWISTON CITY OF                            |                      | P O BOX 617                       | LEWISTON              | ID       | 83501          | 1245 IDAHO ST                  |
| HOWARD N ROBERT                             |                      | PO BOX 934                        | LEWISTON              | ID       | 83501          | 1402 G ST                      |
| ANDREWS KYLE R &<br>NEZ PERCE COUNTY        | ANDREWS SAMANTHA M   | 2621 GRELE AVE<br>P O BOX 896     | LEWISTON<br>LEWISTON  | ID<br>ID | 83501<br>83501 | 1311 IDAHO ST<br>1320 F ST     |
| MARTINEZ CECILIA                            |                      | 1350 MAIN ST                      | LEWISTON              | ID       | 83501          | 1350 MAIN ST                   |
| LS PROPDROP LLC                             |                      | P O BOX 5350                      | BEND                  | OR       | 97708          | 206 LINCOLN ST                 |
| T & M VALLEY INVESTMENTS L L C              |                      | 1324 IDAHO ST                     | LEWISTON              | ID       | 83501          | 1324 IDAHO ST                  |
| NORMAN COMM PROP LLC                        |                      | PO BOX 585                        | HAYDEN                | ID       | 83835          | 1332 G ST                      |
| MPT OF LEWISTON-RCCH LLC                    | ATTN: LEGAL DEPT     | 1000 URBAN CENTER DR STE 501      | BIRMINGHAM            | AL       | 35242          | 1250 IDAHO ST                  |
| MARTINEZ-WARREN SARAH &                     | WARREN MATTHEW W     | 113 BIG BUTTE RD                  | KAMIAH                | ID       | 83536          | 1314 G ST                      |
| EAGLES FRATERNAL ORDER OF INC               | NEZ PERCE AERIE #631 | 1304 MAIN ST                      | LEWISTON              | ID       | 83501          | 1304 MAIN ST                   |
| LS PROPDROP LLC                             |                      | P O BOX 5350                      | BEND                  | OR       | 97708          | 1322 F ST                      |
| STEINER WILLIAM E &<br>NEZ PERCE COUNTY     | STEINER AUDREY B     | 1127 LINDEN DR<br>PO BOX 896      | LEWISTON<br>LEWISTON  | ID<br>ID | 83501<br>83501 | 1328 MAIN ST<br>1310 F ST      |
| CLBRMC BUILDING L L C                       |                      | P O BOX 1510                      | LEWISTON              | ID       | 83501          | 321 13TH ST                    |
| R HOWARD ENTERPRISES                        |                      | P O BOX 934                       | LEWISTON              | ID       | 83501          | 1324 G ST                      |
| ASAOA PROPERTIES LLC                        |                      | 3527 6TH ST                       | LEWISTON              | ID       | 83501          | 1317 IDAHO ST                  |
| NORMAN COMM PROP LLC                        |                      | PO BOX 585                        | HAYDEN                | ID       | 83835          | 1328 G ST                      |

# City of Lewiston



7/1/2025, 2:14:01 PM

City Limits

Primary Street

URBAN PRINCIPAL ARTERIAL

URBAN MINOR ARTERIAL

Street

Address

World Imagery

Low Resolution 15m Imagery

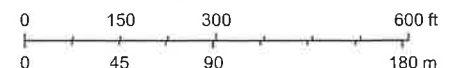
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:2,330



Maxar, Microsoft



| STAFF USE ONLY             |                                                        |
|----------------------------|--------------------------------------------------------|
| Case Number:               | <u>CUP25-4</u>                                         |
| Hearing Date:              | <u>7.23.25</u>                                         |
| Nature of CUP Application: | <u>Multifamily on the ground floor of a structure.</u> |

## 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: Beidman Stephane L. Date: 6.26.25  
Last First M.I.

Address: 1313 G St.  
Street Address

Lewiston Id 83501  
City State ZIP Code

Phone: 509.254.3151 Email: newbeginningslewistonidaho@gmail.com

### OWNERSHIP INFORMATION

Property Owner Name: SAME

Phone: SAME Email: SAME

Mailing Address: \_\_\_\_\_

## PROPERTY INFORMATION

Street Address of Subject Property: 1313 G St.

Subdivision Name: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

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

Property Zoning: C4

## 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; *N/A*
- ☒ Location of garbage dumpsters *N/A - just a can*
- ☒ Other information, as directed by the Community Development Director, necessary to fully explain and describe the nature of the request. *not needed*

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: 

Date: 6.26.25

The Property Owner hereby authorizes this application:

Signature of Owner: 

Date: 6.26.25

## Nature of Request 6-26-25

- 1) Conditional use will be to have bedrooms in place of ~~the~~ the current offices. It will be comprised of 3 units to house people in. This is compatible with most (family dwellings) of the block. There is ample parking, no interference w/ traffic. No landscaping is able to be done as everything is cement
- 2) Electricity, water, sewer + garbage are all available + currently being accessed, therefore, the only change would be more of each being used. ~~There is adequate~~
- 3) <sup>a)</sup> Although there is potential for generating nuisances as it will no longer be a business, I will be staying there + as the owner of the building, won't allow for those things to happen (noise, etc.).  
<sup>b)</sup> Having this conditional use will further a "community feel" as most of the block is residential.  
<sup>c)</sup> The character of proposed use will be in harmony w/ the area as it will be the same as other home dwellings on the block  
<sup>d)</sup> There is no danger to the environment as ~~the~~ <sup>the</sup> dwelling will be the same as other dwellings  
<sup>e)</sup> use will be in conformance w/ the plans of the city as the block is mostly residential anyone



## **PLANNER'S STAFF REPORT**

*COMMUNITY DEVELOPMENT DEPARTMENT*

---

**Date:** 7/09/2025

**Case File Number:** CUP25-4

**Applicant:**

Stephanie Beidman  
1313 G Street  
Lewiston, ID 83501

**Property Owner:**

Stephanie Beidman  
1313 G Street  
Lewiston, ID 83501

**Site Location:**

1313 G Street  
Lewiston, ID 83501

**Request/Proposal:** The applicant requests Conditional Use Permit approval for multifamily residential when located on the ground floor of a structure in the General Commercial, C4, Zone at 1313 G Street. The applicant is proposing to convert half of an office building into 3 residential studio units.

**Subject Property and Surrounding Land Uses:**

The subject property is 3 parcels equaling .175 acres and contains an office building and parking lot. The surrounding neighborhood is a mix of uses with an office building adjacent on the west side, a storage warehouse adjacent to the north and a mix of commercial buildings and single family dwellings across G Street to the south. The Lewiston Fire Department Station and Administration Building is across 13<sup>th</sup> Street to the west. A medical clinic and retail store are across Jefferson Street to the east.

**Related Or Other Pending Discretionary Actions:**

None.

CUP25-000004

**Flood Plain, Wetlands, EPA Regulated Site:**

NA

**Code References:**

**DIVISION 15. - GENERAL COMMERCIAL ZONE C-4**

- Sec. 37-70. - General commercial zone C-4.

(a)

*Purpose.* To provide areas to serve the city and regional needs for commercial goods and services. Such areas shall be compatible with adjacent residential development.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 34, 10-25-99)

- Sec. 37-71. - Uses permitted outright.

In a C-4 zone the following uses and their accessory uses are permitted outright subject to the standards of article IV:

- (1) Auto, boat, manufactured home, recreational vehicle, heavy equipment sales and service;
- (2) Building supply outlet;
- (3) Business or professional offices;
- (4) Car wash, subject to the special conditions of [section 37-60.1\(1\)](#) of this Code;
- (5) Commercial entertainment facility, subject to the special conditions of [section 37-69.1\(3\)](#) of this Code;
- (6) Day care center, subject to the special conditions of [section 37-20.1\(5\)](#) of this Code;
- (7) Eating or drinking establishment;
- (8) Financial institutions;
- (9) Greenhouses and nurseries;
- (10) Laundry and dry cleaners;
- (11) Mini-storage, subject to the special conditions of [section 37-69.1\(1\)](#) of this Code;
- (12) Mortuary;
- (13) Motel/hotel;
- (14) Multifamily residential uses not on the ground floor of a building;
- (15) Personal services;
- (16) Preschool, subject to the special conditions of [section 37-20.1\(6\)](#) of this Code;
- (17) Public or governmental offices or semi-public uses which uses are similar to other uses permitted outright in this zone;
- (18) Residential uses legally established as of December 31, 2004;
- (19) Retail sales and service;
- (20) Service station, subject to the special conditions of [section 37-60.1\(2\)](#) of this Code;
- (21) Repealed by Ord. No. 4742.
- (22) Repealed by Ord. No. 4742.
- (23) Repealed by Ord. No. 4753.
- (24) Veterinary clinic or kennel, subject to the special conditions of [section 37-69.1\(2\)](#) of this Code;

CUP25-000004

(25) Recreational vehicle park, subject to the provisions of [chapter 23](#), article II of this Code;

(26) Church.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 35, 10-25-99; Ord. No. 4322, § 4, 12-9-02; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4390, § 4, 2-14-05; Ord. No. 4398, § 13, 1-9-06; Ord. No. 4531, § 8, 7-13-09; Ord. No. 4698, § 17, 10-30-17; Ord. No. 4742, § 2P, 8-19-19; Ord. No. 4753, § 5, 12-14-19)

- Sec. 37-72. - Conditional uses permitted.

In a C-4 zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of articles IV and IX:

- (1) Tire recapping;
  - (2) Truck terminal;
  - (3) Multifamily residential when located on the ground floor of a structure;
  - (4) Wholesale warehouse;
  - (5) Adult bookstore;
  - (6) Adult theaters;
  - (7) Adult entertainment facility;
  - (8) Other 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;
  - (9) Other 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;
  - (10) Repealed by Ord. No. 4753.
  - (11) Homeless shelter, subject to the standards of [section 37-125](#) of this Code;
  - (12) Other general commercial uses which are not permitted outright but which are consistent with the purpose of the C-4 zone, and are not detrimental to any of the outright permitted uses or other existing conditional uses or to nearby residential uses;
  - (13) 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;
  - (14) 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;
  - (15) A nonconforming commercial use may expand to bring that use into compliance with the requirements of this chapter, article VII, off-street parking and loading. Such nonconforming commercial use may expand onto a separate parcel containing a conforming use where that parcel is abutting the nonconforming use for purposes of parking only;
  - (16) Bridge housing shelter, subject to the standards of [section 37-125](#) of this Code;
  - (17) Transitional housing village, subject to the provisions of [chapter 42](#) of this Code.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 36, 10-25-99; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4689, § 4, 4-24-17; Ord. No. 4753, § 6, 12-14-19; Ord. No. 4799, § 14, 3-8-21; Ord. No. 4838, § 2, 12-13-21; [Ord. No. 4841](#), § 13, 11-14-22)

- **Sec. 37-73. - Development standards.**

In a C-4 zone, the following development standards shall apply and be in force:

- (1) *Maximum height for buildings.* Sixty (60) feet.
  - (2) *Maximum lot coverage.* None.
  - (3) *Minimum lot size.* None.
  - (4) *Minimum front yard.* None except property abutting Thain Road shall have a twenty-foot minimum.
  - (5) *Minimum side yard.* None except fifteen (15) feet when a property abuts a residential zone.
  - (6) *Minimum rear yard.* None except fifteen (15) feet when a property abuts a residential zone.
  - (7) *Signs.* Signs shall be subject to the restrictions enumerated in the sign ordinance of the city.
  - (8) *Off-street parking.* Off-street parking shall be subject to the requirements enumerated in article VII.
  - (9) *Minimum screening.* Side or rear yards abutting residential zones shall be screened by means of a sight obscuring fence or approved landscaping materials. Such screening shall be installed prior to the issuance of an occupancy permit.
- (Ord. No. 4108, § 2, 8-15-94; [Ord. No. 4920](#), § 4, 8-26-24)

- **Sec. 37-74. - Reserved.**

- **Sec. 37-75. - Temporary conditional use.**

The purpose of the temporary conditional use in a C-4 zone is to enable a better temporary use of certain existing structures to ease their transition from certain light industrial uses to general commercial uses in compliance with the goals and purposes of the comprehensive plan of the City of Lewiston.

In a C-4 zone, the temporary conditional uses of fabricating and assembly operations may be permitted only if the following conditions have been met:

- (1) The use shall only apply to existing structures and shall be compatible with the existing structures on the subject property. No exterior construction which substantially alters the existing structure shall be permitted by the grant of this conditional use and the building must be inspected by a building official.
- (2) For the purposes of this section, an existing structure is one that was constructed prior to January 1, 1981.
- (3) The use shall be compatible with all uses in existence within the surrounding area in that it will not create an adverse impact on traffic, noise levels, fire safety standards, clean air standards, water purity standards or detract from the nature and character of the surrounding uses.
- (4) The temporary conditional use shall not be granted outright and shall be strictly controlled, subject to such conditions as may be directed by the commission or the council to insure that the use shall be compatible as set forth in subsection (3) herein.
- (5) The temporary conditional use shall be granted only after following the same procedure for conditional uses in accordance with articles IV and IX.

(6) The allowance of a temporary conditional use shall not grant the applicant any permanent rights in the use of the property. The temporary conditional use shall automatically terminate upon the expiration of a period of time to be set by the commission or the council which period of time shall in no event exceed five (5) years. Nothing shall prevent the holder of a temporary conditional use from applying for a new temporary conditional use for the same or similar purposes at, near or after the expiration date of a temporary conditional use granted pursuant to this section. Such an application shall be treated in all respects as a new application.

(7) In any hearing concerning the allowance of a temporary conditional use pursuant to this section, the commission or the council shall consider and make findings and conclusions concerning the following:

- a. Specific findings with respect to subsections (1) through (6) of this section; and
- b. The nature and extent of the temporary conditional use shall be specifically set forth by the commission and the council and no implied use shall arise therefrom; and
- c. That the trend of the use of the area to general commercial use will not be impeded by the length of time for which the temporary conditional use is allowed.

(Ord. No. 4108, § 2, 8-15-94)

### **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)

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

 SHARE

(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;

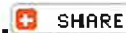
(2) Where no building permit is required, the intent of the conditional use has been fulfilled; or

(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;
- (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.**

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)

### **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.

#### *(1) Residential uses.*

a. One- or two-family dwellings: Two (2) spaces per dwelling unit or one (1) space per bedroom, up to a maximum of four (4), whichever is greater. Multifamily dwellings outside of the central business district: Two (2) spaces per dwelling unit. Multifamily dwellings within the central business district: One (1) space per dwelling unit.

### **Comprehensive Plan:**

The subject property is located in the Comprehensive Plan's Future Land Use Map designation of Neighborhood Commercial. Neighborhood Commercial areas provide low-mid intensity commercial services primarily for surrounding residents. More intense and larger scale businesses should be located at intersections of collectors and arterial roadways and should be less intense. These areas may also provide a transition from more intense commercial or industrial uses to less intense and smaller scale residential areas.

Residential Attached and Residential Multi-Unit housing are both considered supporting uses in this area.

Goal, Objectives and Actions from the Comprehensive plan that are applicable to this application are as follows:

LU.1 Accommodate Future Development and Redevelopment

LU.1.1 Optimize compatibility. Align incompatible zoning and land uses and development regulations with the Future Land Use Map to establish consistent and compatible growth patterns.

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

LU.2 Provide housing choices throughout Lewiston

LU.2.1 Diversify possible housing options. Ensure that a variety of types, scale and density appropriate housing can be constructed throughout Lewiston, promoting neighborhoods that cater to residents of all incomes, ages, family structures and cultures.

LU.2.2 Allow for density by ensuring compatibility. Build additional housing types in a scale appropriate way that fits into existing neighborhoods.

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

ED.2.3 Improve housing affordability for lower-income households. Housing is a critical element in the attraction and long-term retention of employees and is needed at all levels of income but is mostly in demand at lower price points.

ED.4.3 Re-envision underutilized retail spaces. Accommodate a wider range of uses and activities to better meet changing market demands.

H.1 Increase housing quality and production.

H.1.1 Improve quality of and access to affordable housing. Implement replated existing plans and identify solutions for housing access.

H.1.2 Encourage property owners to make improvements to housing conditions. Incentivize and provide resources for property owners to update and improve aged housing.

H.3.2 Maximize efficient housing development. Encourage denser housing types in areas with infrastructure capacity and transit access.

#### **Input From Other Departments/Agencies:**

From the Fire Department: "Fire Department has no issue with the CUP, however applicant should be advised that compliance with the building and fire codes for residential use as adopted by the City of Lewiston will be required."

From the Public Works Department, Engineering Division:" Engineering does not object to the CUP request. Remodeling or new construction would follow current City Codes and Standards, which may, depending on the type and magnitude of work, require sidewalks and driveway ramps to be made ADA complaint. Contact Engineering at your convenience to review these requirements."

#### **Analysis:**

The subject property is currently an office building separated into two sides. The applicant is proposing to convert the west side of the building into studio dwelling units and maintain the business use on the east side of the building.

The subject property is located in the General Commercial, C4, Zone and is in a mixed-use neighborhood with both pre-existing residential uses, and commercial uses. The subject property is located on the northwest corner of the intersection of G Street and Jefferson Street. Both of these streets are designated as collector streets. The subject property is also one property away from the intersection of 13<sup>th</sup> Street to the west. 13<sup>th</sup> Street is also designated as a collector street. All of these streets have sidewalks.

The Neighborhood Commercial Designation of the Comprehensive Plan calls for residential uses to be located on a collector or arterial roadway. The subject property is also a block west of the new City bus stop on Lincoln Street at the Community Center and is located on the East Route bus route. Being located close to the bus stop and on a bus route provides access to transit for residents who might choose to live at the subject property.

As the Commission has seen in previous applications, similar to this one, commercial space is more readily available than residential space and the need of the community is for additional residential units. Converting the building to living quarters would fall in line with the Comprehensive Plan goals LU.2 "Provide housing choices in Lewiston.", and objective LU.2.1 "1 Diversify possible housing options. Ensure that a variety of types, scale and density appropriate housing can be constructed throughout Lewiston, promoting neighborhoods that cater to residents of all incomes, ages, family structures and cultures.". The transition to multi-family is also supported by sections of the Economic Development chapter of the Comprehensive Plan, specifically ED 2.2 "Support partners to mitigate barriers to employee retention. Collaborate with appropriate organizations to help retain Lewiston's workforce." And ED.4.3 "Re-envision underutilized retail spaces. Accommodate a wider range of uses and activities to better meet changing market demands.". Valley Vision has reported that finding housing for employees of recruited businesses is a major challenge and several major employers in Lewiston struggle with having enough housing for employees they are trying to recruit to fill positions. Although the subject property is not a retail space, with the increase of work from home jobs, office space is not in as high of a demand as housing is.

The subject property already has a parking lot with one (1) ADA accessible stall and six (6) standard stalls. There is also an area immediately to the west of the building where additional tandem parking could be. With the recent amendments to offstreet parking code, the requirement would be 1 parking space per dwelling unit for the residential use and half of 1 per 250 square feet for the remaining commercial use (which is approximately 1000 square feet, or two (2) required stalls), so the existing parking lot would be sufficient to meet the current parking lot code.

The applicant has walked the building with a building inspector and fire inspector to determine the additional requirements should the conditional use permit be approved and will apply for a change of occupancy permit to convert the commercial space into residential space.

**Relevant Criteria and Standards:**

See attached reasoned statement worksheet.

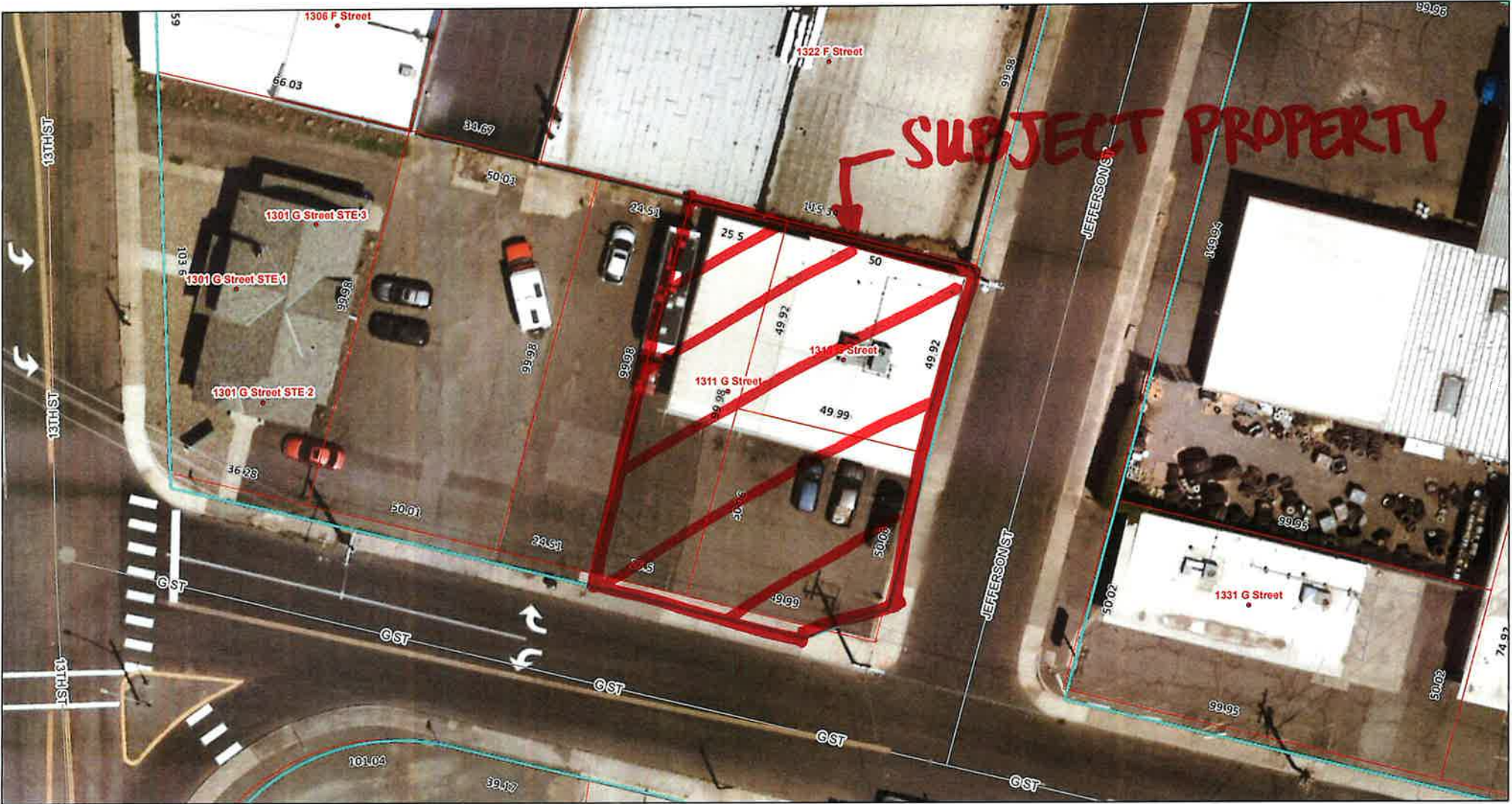
**Prepared By:**

Katie Hollingshead  
(208) 746-1318, ext. 7261  
[khollingshead@cityoflewiston.org](mailto:khollingshead@cityoflewiston.org)

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P.O.Box 617  
Lewiston, ID 83501

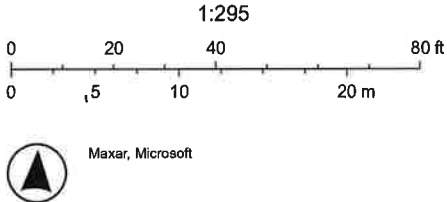
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- City Limits
- adSites
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

High Resolution 30cm Imagery  
Citations



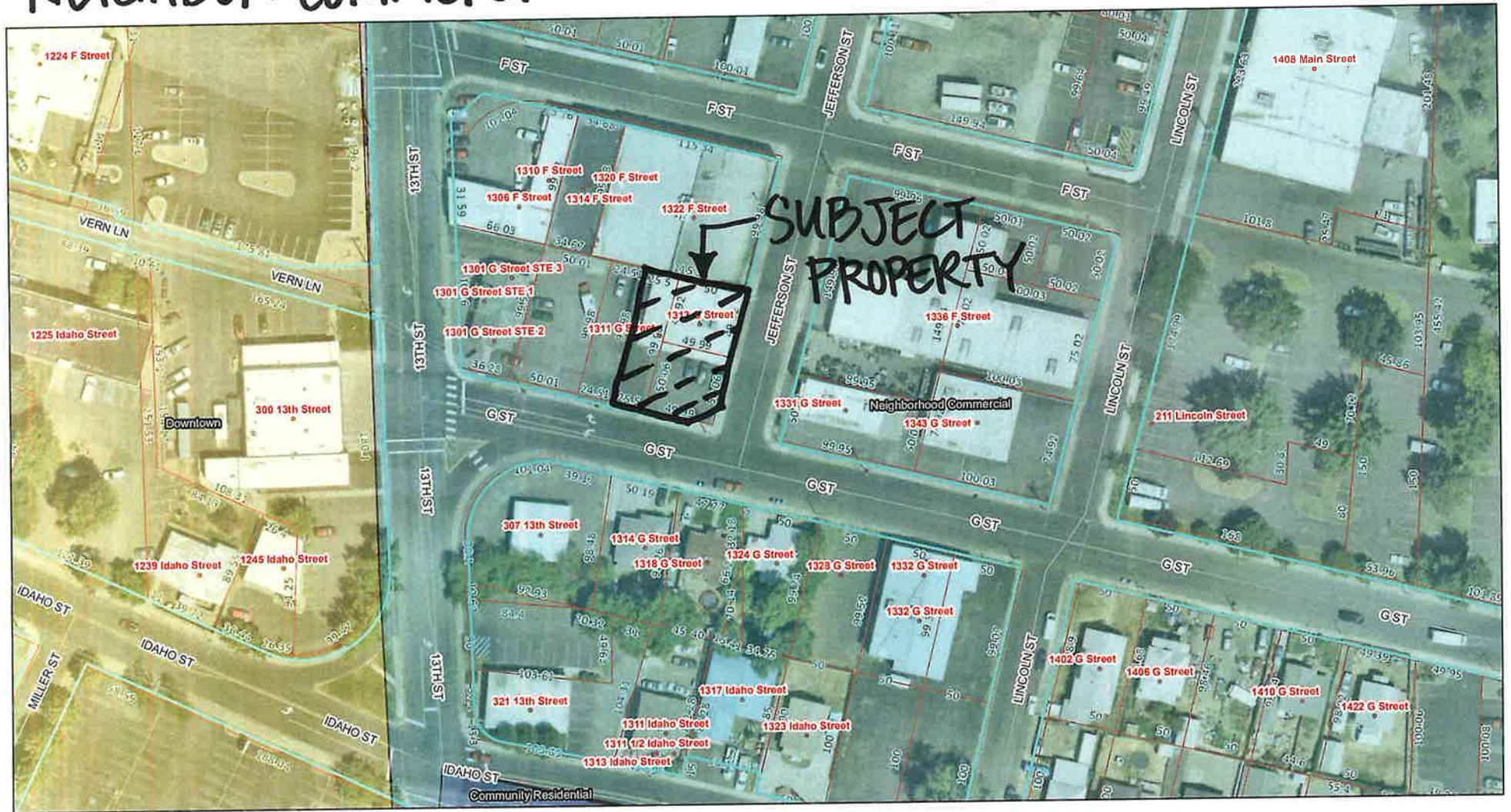
CUP25-4

# FUTURE LAND USE MAP

## NEIGHBOR COMMERCIAL

City of Lewiston

CUP25-4



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City Limits

Future Land Use (temp fix)

Community Residential

Neighborhood Commercial

Downtown

Street

Address

Parcel Annotation

adSites

World Imagery

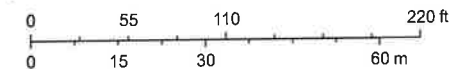
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

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Maxar, Microsoft

**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~~

Page 1 of 4

(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<sup>xx-xxxxxx</sup>

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 (14<sup>th</sup>) 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 CUPxx-xxxxxx

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**Printed:** \_\_\_\_\_

**Date of Signature:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Tanya Brocke, Community Development Specialist