



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
August 13, 2025 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

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

I. CALL TO ORDER

II. CITIZENS COMMENTS

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

III. ACTIVE AGENDA

A. APPROVAL OF JULY 23, 2025 MEETING MINUTES (ACTION ITEM)

B. REVIEW AND APPROVAL OF 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 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 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. REVIEW AND APPROVAL OF 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 ()

D. PUBLIC HEARING AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC25-2 BY STEVE CARLTON (ACTION ITEM)::

The applicant requests a zone change from Agricultural Transitional, F2, Zone to General Commercial, C4, Zone for the 4.80 acre parcel also known as RPL355W0084791, located to the west of 805 Stewart Avenue. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF AUGUST 27, 2025 (REASONED STATEMENT).

V. ADJOURNMENT (ACTION ITEM) - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

July 23, 2025

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

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Shaunita Cable; Cynthia Ball; Kathy Branson; Maureen Anderson (arrived at 5:35 pm)

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

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner (leaving at 7:13 pm); Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney; Pat Severance, Engineering Development Supervisor

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF JULY 09, 2025 MEETING MINUTES (ACTION ITEM)

Commissioner Branson and Chair Iacoboni moved and seconded, respectively, approval of the July 09, 2025 meeting minutes with corrections. The motion carried 4-0.

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

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

Staff Plaskon provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

Commissioner Branson asked how long the road is.

Staff Plaskon stated about a thousand feet.

Commissioner Ball and Branson asked where the location of the two lights would be.

Staff Plaskon pointed out the two locations and recommended a third light that is an illumination light, not a traffic light.

Commissioner Ball asked what phase this PUD is under.

Staff Plaskon was not able to answer this question, but did mention the next phase would be multifamily.

Commissioner Ball asked for clarification on whether the road is a private road.

Staff Plaskon stated yes, it is currently a fire access road.

Commissioner Branson asked if the fire access road would have trees on it when the multifamily section is developed.

Staff Plaskon stated it would not.

Commissioner Cable asked for clarification if the whole roadway is considered rural.

Engineering Development Supervisor Pat Severance clarified that the south part of the road would remain an urban look until the gravel area of the RV parking lot, then it would be rural to match Lindsey Creek.

Commissioner Anderson asked how the new road would affect storm water run-off.

Staff Severance stated they would need to abide by the City Stormwater standards. It will all be channeled to an infiltration basin along the road. He also pointed out on the maps the already designed standards.

Commissioner Branson asked where the pullout for the police department would go.

Staff Severance was not sure.

Staff Tengono stated that it would have to meet City and State standards before the Commission could require it.

There being no further questions for the staff, Chair Iacoboni asked for the applicant's testimony.

Applicant Brian Schmidt, Lewiston Idaho, is one of the developers. They are not proposing any changes to the road until it reaches the top of the hill. Beyond that is where they are requesting the changes. Due to the challenges with this section of road to the North the standard requirements are not cost-effective. They would like to complete it earlier than planned because it would be a benefit to the current and future residents.

Commissioner Anderson asked where the initial light would be.

Applicant stated right where the alley would connect. Currently, there is no power running down the road.

Staff Tengono asked if this amendment would cause any changes to the Park Open Space master plan of this PUD.

Applicant stated no, there is not.

Staff Plaskon asked if the plans show another street light at the end of the intersection connection at Lindsey Creek Road.

Applicant stated yes, that is correct.

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

Roger Terry, Lewiston Idaho stated that he is concerned that the road is currently closed and it had been previously opened. This road is a very steep road and could be dangerous at night and will need to have additional lighting. He does not really have any problem with the actual road design, but does not think it will be a rural road.

Dan Yonge, Lewiston Id stated that additional lighting is a cost the City has to take on and opposed to additional lighting. By deciding if you want the road completed today, there will need to be some compromises. The current road is a private road and should not be driven on by the residents, as it is a fire access road.

Roger Terry, Lewiston Idaho stated that if the cost for the development of the road has increased 50%, then what is it going to be in 10 years.

Staff Ortiz confirmed that the present Commissioners received the public comment provided in the agenda packet before the meeting.

There being no further public comment, Chair Iacoboni asked the applicant for a rebuttal.

Applicant stated they don't want to wait 10 years because of what it costs, but it would be a stretch to do it later.

Staff Tengono asked the applicant if they would be willing to dedicate the paved road to the City.

Applicant stated yes, they would prefer that.

Commissioner Anderson asked if they would be willing to add a three way stop to slow traffic.

Commissioner Ball stated the requested changes for a three-way stop is outside the scope of the requested amendment. She also asked that once a road is dedicated, is there an option for adding additional street lights.

Staff Severance said that there is a process to request additional street lights and it would be dependent on City Council's approval.

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

After deliberation and discussion of the relevant criteria and standards, Commissioners Branson and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the written decision recommending approval of the amendment to the Canyon Crest Estates Planned Development to City Council with the addition of dedication to the City of the right of way as it is paved. The motion carried 5-0.

C. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT CUP25-4 BY STEPHANIE BEIDMAN:

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

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

Commissioner Ball asked if the business on the westside will remain and then the unit on the east side will be converted to 3 units.

Staff Hollingshead stated yes.

There being no further questions for the staff, Chair Iacoboni asked for the applicant's testimony.

Applicant Stephanie Beidman, the building owner, stated that it would be more beneficial for her to convert it to residential. Converting it would assist her with making her mortgage payment.

Commissioner Ball asked if there was a timeline to convert the property.

Applicant stated it would be completed within 30 days.

Commissioner Cable asked if there is something in place for the noise since there is a business next door.

Applicant stated they have already spoken with the business tenant and explained what they are planning to do, and she thinks that it will be quieter as a residential.

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

There being no public comment, Chair Iacoboni closed the public hearing.

After discussion of the required conditional use permit relevant criteria and standards, Commissioners Anderson and Ball moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving CUP25-4. The motion carried 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the August 13, 2025 meeting.

All commissioners in attendance should be in attendance for the August 13, 2025 meeting. Staff Hollingshead said Commissioner Wolf emailed her that she would not attend the next meeting. Staff Hollingshead stated there will be 2 public hearings at this meeting.

Staff Tengono asked the commissioners to speak loudly for the recording in the future. There was trouble hearing the last video. There is going to be a case update that adopts a minority view related to discriminatory zoning laws. This case is related to sober living houses, but applies not just to sober living but to a protective class.

Staff Hollingshead stated the City follows State code and asked if the State is making changes.

Staff Tengono stated at this time she is still going through the case and stated that it isn't necessary City code, but state law. She will provide more information at a later date.

V. **ADJOURN**

There being no further business, Commissioner Ball and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 7:38 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2025.

**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND
STANDARDS FOR GRANTING OR DENIAL OF
AMENDMENTS TO A PLANNED UNIT DEVELOPMENT AGREEMENT
AND CONCEPT DEVELOPMENT PLAN**

This document shall serve as memorialization of the rationale for the granting or denial of a zoning district boundary change/rezone, 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:**
PUDA25-1, AKA PUD25-1
- II. APPLICANT’S NAME AND ADDRESS:**
RPL Development, LLC
13506 Hillside Road
Genesee, ID 83832
- III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
The northerly-most portion of 18th Street, extended, within the Canyon Crest Planned Unit Development from the top of the hill down to Lindsay Creek Road.
- IV. DATE OF PUBLIC HEARING:**
July 23, 2025
- V. NAME OF HEARING BODY:**
Lewiston Planning and Zoning Commission
- VI. NATURE OF APPLICATION:**
Amendment of the Canyon Crest Estates Planned Unit Development Agreement, relative to the design and construction standards for 18th Street north of Golden Hills Drive to its connection with Lindsay Creek Road. More specifically, the applicant requests to eliminate the irrigated, turfed street tree planter strips; reduce the street lighting to be placed only at street intersections (including with alleys); and change the street from a “crowned” roadway design to a “shed” roadway design, noting that the paved pedestrian pathway along the roadway is still required. Note that the subject request is an amendment to what is Exhibit D of recorded Instrument # 894985.
- VII. DECISION:**
The Lewiston Planning and Zoning Commission recommends **APPROVAL of PUDA25-1, AKA PUD25-1**, subject to the following conditions:

1. As development progresses in phases, the applicant shall dedicate the completed portions of the 18th Street extension to the City of Lewiston as public street and utility right-of-way, subject to the City's acceptance of the corresponding street improvements, as such segments are completed and will not be tied to the development of residential dwellings.

VIII. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

There was no direct opposition to the applicant's proposal, instead comments focused on why the private roadway connected to Lindsay Creek Road was closed for public use and development of other roadways within the PUD unrelated to this specific request from the applicant. Public comment did not present any opposition to the applicant's request to amend the PUD Agreement or Concept Development Plan related to changing the roadway to a shed design, or removal of the trees and grass areas as proposed by the applicant.

There were questions from the public concerning the alleged rural nature of the roadway, but such comments were more related to how such a determination was made, how Google Maps recognizes the difference between rural and non-rural roadways when providing directions to travelers.

Public comment was also received that supported the removal of unnecessary street lighting and street trees due to the long-term benefit to the City and public from reduced maintenance costs, and the installation of public improvements sooner rather than later.

IX. RELEVANT CRITERIA AND STANDARDS:

The relevant criteria and standards include, but are not necessarily limited to, Idaho Code §§ 67-6511, 67-6512, and 67-6515; Lewiston City Code §§ 37-94 to 37-97 ("Planned Unit Development (PUD) Zone"); and the Lewiston Comprehensive Plan.

X. RATIONALE:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for this decision.

The proposed amendments are in general conformance with the Lewiston Comprehensive Plan and consistent with sound planning and development practices. The subject property is undeveloped and planned to remain that way, but-for the subject roadway segment that connects the PUD to Lindsay Creek Road. The subject segment of the 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 300th dwelling unit in the PUD. There have been 166 dwelling units constructed to-date. There will be an RV storage lot on the west side of the road at the top of the hill where there is currently a gravel pit.

The applicant requests reductions to the street design and development standards previously agreed to and approved in the Canyon Crest PUD, approved through Resolution 2017-27 and recorded as Nez Perce County Recorder's No. 853192 on November 1, 2017, and amended on October 28, 2019 and recorded as Nez Perce County Recorder's No. 906838, for the most northerly segment of 18th Street, extended, from the top of the hill at the gravel pit to its intersection with Lindsay Creek Road. More specifically, the applicant requests 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 foot wide irrigated, turf planting strips be eliminated; and that the street be of shed design (a one-way slant) instead of a crowned roadway.

The proposed amendments do not present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity. This application is for amendments to an existing PUD. One of the stated purposes of a PUD Zone is "to encourage a more creative and efficient utilization of land... and/or a preservation of natural resources or special features of the site." *See* Lewiston City Code §37-94(b)(2). The proposed amendments associated with this application are consistent with this purpose. Additionally, in accordance with Lewiston City Code §37-96(b), the proposed amendments provide greater functionality and/or a higher amenity to the neighborhood by incentivizing development of the public improvements over residential development, and are in the interest of the community in general. The Commission found that the proposed development is a community benefit, as it would provide better access to and from the PUD and surrounding neighborhoods, by providing public access across 18th Street sooner rather than later.

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

The City Engineering Department's Staff Report indicates that the PUD agreement includes a standard cross section for 18th Street which include street trees, lighting, a crowned asphalt cross section, curb and gutter on both sides, and a walking path along it. The Commission finds that the applicant's request to modify the street section to be a "shed" section, cross sloped to a curb and gutter on one side of the street, with an 8 foot walking path along it reasonable and will advance the public dedication of this roadway—solving issues related to the private nature of the roadway. The Commission further adopted the findings and conclusions of the Engineering Department's Staff Report, and incorporate those findings herein by reference; provided, however, the Commission did not adopt any of the recommendations provided for within that report.

The PUD provides that road improvements are required once 300 dwelling units have been built, which the applicant anticipates reaching in approximately 10 years. However, the applicant requests this amendment since it believes it can finance the extension of 18th Street sooner (within a couple of years) as modified. The Commission finds this benefits

the City and the surrounding neighborhoods as it will reduce traffic volumes on nearby streets, and provides permanent secondary access to the public north of Burrell Avenue along 18th Street, enabling the construction of additional housing within the East Orchards area. As a condition of approval, the Commission requests that the applicant dedicate the right-of-way upon completion of construction, rather than waiting until the 300th dwelling is built. This condition is made in furtherance of the applicant's stated intent and in accordance with Idaho Code §67-6512(d), which authorizes the Commission to control the sequence and timing of development. *See* I.C. §67-6512(d)(2).

The Commission finds that approval of this application does not conflict with or adversely affect the stated purposes of the PUD provisions of the Zoning Code. It was noted by the applicant and the Commission that the proposed amendments do not have any adverse effects upon the residential portions of the development, since the requested modifications are outside the planned residential housing sections of the PUD, land uses around the area to be modified are rural in nature, and there are no adjacent building lots planned for this segment. Additionally, the subject roadway is out of sight of the residential neighborhood, as stated by the applicant and acknowledged by the Commission. The segment of 18th Street where houses will border the road will not be affected and will still have street lights and street trees.

The applicant provided testimony that the subject segment of roadway has significant topographic and rock challenges and that street lights and trees are not practical given the circumstances, especially since there is no power or water infrastructure along the subject segment of roadway. Additionally, street trees would cause trouble with the paved pedestrian path due to disruption to the asphalt from the tree roots, and street lights would be a cost burden on the City once the roadway gets dedicated as public right of way due to the costs associated with long-term maintenance.

The Commission finds that keeping the subject segment of roadway more rural is a livability benefit and will have a positive impact on the entrance to the subdivision as it will make more of a statement of "arrival" to a higher end subdivision and that the proposed shed vs. crown design will further contribute to that benefit. Concern was expressed by residents that the reduced street standards requested would be visible to adjoining houses, but that turns out not to be true, as the subject segment of roadway is further down the hill than thought and will be out of view of any adjoining houses.

For the aforementioned reasons, the Commission also finds the applicant's request for amendment to be accordance with stated purposes 2, 4, 5, 6, 7, and 8 of Lewiston City Code § 37-94(b).

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

Not applicable.

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

Not applicable.

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

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

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Office Supervisor

**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:
CUP25-4

II. APPLICANT'S NAME AND ADDRESS:
Stephanie L. Beidman
1313 G Street
Lewiston, ID 83501

III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:
1313 G Street
Lewiston, ID 83501

IV. DATE OF PUBLIC HEARING:
July 23, 2025

V. NAME OF HEARING BODY:
Lewiston Planning and Zoning Commission

VI. NATURE OF SUBJECT CONDITIONAL USE PERMIT APPLICATION:
The applicant requests Conditional Use Permit approval for multifamily residential when located on the ground floor of a structure in the General Commercial, C-4, Zone at 1313 G Street. The applicant is proposing to convert half an office building into 3 residential units.

VII. DECISION:
The Lewiston Planning and Zoning Commission **APPROVES CUP25-4.**

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:

None.

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
- (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: None.

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 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:

The subject property is located in the General Commercial, C-4, Zone and is in a mixed use neighborhood with both pre-existing residential uses, and commercial uses. The subject property is currently an office building separated into two sides (east and west). The applicant proposed to convert the east side of the building into ~~threetwo~~ (3) studio dwelling units and maintain the business use on the west side of the building. The applicant provided testimony that changing the east side of the property to a residential occupancy will actually reduce the amount of traffic and noise currently generated by the counseling office that occupies the space. The subject property has an existing parking lot and the applicant provided testimony that minimal construction is required inside the building.

The subject property is located on G Street which is designated as a collector street and is one property away from the intersection of 13th Street and G Street. 13th Street is also designated as a collector street. The Neighborhood Commercial area calls for residential uses to be located on a collector or arterial roadway. The subject property is also half a block west of the new City bus stop on Lincoln Street at the Lewiston 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.

There was no testimony received that indicated the proposed use would generate nuisances. The Commissioners relied upon the applicant's testimony that any potential nuisance generated by the commercial use will be reduced. Moreover, the applicant testified that she intended to reside in one of the dwellings and would be present on-site.

2. The proposed use **is** a public necessity **and is** justified by the applicant and deemed to be of benefit to the public. Applicable commentary:

The Commission relied on statements made in the staff report, specifically, “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 to “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 Commission noted that 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.” As well as 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 Commission, relied on information presented by City staff during the public hearing, including the representation that the subject property is located along the Lewiston Transit East Route bus route and is in close proximity to essential services such as healthcare. The Commission also relied on testimony from the applicant, who stated she intends to reside in one of the units in order to be closer to healthcare providers and to reduce her monthly living expenses. The Commission’s findings are further supported by the City Staff Report, which is incorporated herein by reference.

3. The character of the proposed use, if developed according to the plan as submitted, **will** be in harmony with the area in which it is to be located. Applicable commentary:

The subject property is located in the General Commercial, C-4, Zone and is in a mixed use neighborhood with both pre-existing residential uses, and commercial uses. The subject property is located on G Street which is designated as a collector street and is one property away from the intersection of 13th Street and G Street. 13th Street is also designated as a collector street. The Neighborhood Commercial area calls for residential uses to be located on a collector or arterial roadway.

Commissioner Cable stated that the staff presentation showed the neighborhood is currently a mix of uses with both commercial and residential present. Commissioner Cable also noted that a

similar application, CUP25-3, had come before the Commission earlier in the year for the property immediately across G Street, and the subject property was just as well suited for multifamily conversion.

Based on the staff presentation, the testimony provided by the applicant, and the lack of opposition from the public or other agencies, the Commission concluded that the character of the proposed use is in harmony with the surrounding area. The existing mix of residential and commercial uses, and the availability of parking support the finding that the proposed multifamily use would be compatible with the neighborhood and consistent with the existing development pattern.

4. The proposed use **will not** endanger the environment or the public health or safety. Applicable commentary:

The subject property was originally built as an office building and has existing utility services. The Assistant City Planner provided testimony that the applicant had already met with the City's Building Inspector and the Lewiston Fire Inspectors to ensure that the building could be converted, and if CUP25-4 were approved, the applicant would work with those City departments and others to ensure that the lawful conversion of the office space is compliant with applicable building and fire codes. The Commission did not receive any testimony from the public in opposition to the proposed conversion or from political subdivisions indicating that approval of CUP25-4 would endanger the environment or the public health and safety.

The Commission relied on this lack of testimony in opposition to support that there were no concerns from the public or other political subdivisions that were provided notice regarding public health or safety. This absence of opposition was considered in evaluating whether the proposed uses would negatively impact public health or safety. Additionally, the Commission considered the staff presentation, which explained that the proposed conversion of the office building to residential dwelling units would be subject to building and trade permit requirements. These permits would be reviewed and inspected for compliance with applicable codes prior to occupancy. Based on this information, the Commission found sufficient procedural safeguards in place to address health and safety considerations associated with the proposed use.

5. The proposed use **will** be in substantial conformance with the Comprehensive Plan. Applicable commentary:

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.

ED.2.2 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.

The Commission did not receive any opposition from the public or other political subdivisions regarding the application for CUP25-4. Based on the lack of opposition from the public and other political subdivisions, and the testimony provided during the staff presentation, the Commission found that CUP25-4 is in substantial conformance with the Comprehensive Plan. The Commission relied on the Assistant City Planner's explanation and the information in the staff report, which identified relevant goals, objectives, and actions of the Comprehensive Plan that support the proposed conditional use.

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:

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.”

The Commission received information from the Assistant City Planner that political subdivisions were solicited for comment, and no objections were received regarding the ability to provide services. The Commission relied on the lack of testimony from political subdivisions that the proposed use would not adversely impact the ability to provide services.

7. The proposed rezone **is** in conformance with Idaho Code 67-6537, Use of Surface and Ground Water. Applicable commentary:

No testimony was received regarding the use of surface or ground water from political subdivisions that received notice, the public or the applicant. As a result, the Commission determined that there was no credible information to indicate that the proposed conditional use of the subject property would not be in conformance with Idaho Code 67-6537.

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

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could** take actions to obtain approval, such actions might include: Not applicable.

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

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

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

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

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Office Supervisor



STAFF USE ONLY

Case Number:

ZNC25-2

Hearing Date:

8.13.25

APPLICATION FOR ZONE CHANGE

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: Carlton, Steve Date: 6/26/2025
Last First M.I.

Address: 1103 Bryden Ave
Street Address Apartment/Unit #
Lewiston, Idaho, 83501
City State ZIP Code

Phone: 208-791-7681 (Cell) Email steve@stevecarltonconstruction.com

Property Owner: Steve Carlton Phone: 208-791-7681 (Cell)

Property Owner Mailing Address: 1103 Bryden Ave, Lewiston, ID 83501

DESCRIPTION OF PROPERTY

Street Address of Subject Property: 805 Stewart Ave and undeveloped area

Subdivision Name: _____

Block: _____ Lot: _____

OR, if not part of a subdivision, attach a metes and bounds description (See attached)

NATURE OF REQUEST

Change **FROM** Zone District: F2 **TO** Zone District: C4

The Planning and Zoning Commission shall evaluate a requested amendment to a zoning district to determine the nature and extent of the requested change. If it is an accord with the adopted comprehensive plan, the commission may recommend and the council may adopt or reject the requested change. The commission may request documentation of land use impacts, both existing and proposed, through studies, presentations, or other documents, and may require said documentation to be stamped and signed by professionals deemed qualified by the commission.

NOTE: This application is not an application for development. The applicant shall not submit, nor will the city accept for the purpose of processing this application, any potential, intended, or conceptual development plans. Nor shall the applicant describe or otherwise represent or disclose any potential, intended, or conceptual development plans in the submittal of this application. Potential, intended, or conceptual development plans are not a criteria or factor for the hearing body in its consideration of this application and may unduly influence the consideration of this application.

Please provide **WRITTEN** responses to the following questions:

1. What is the Comprehensive Plan Designation of the property and of the adjoining properties? Describe how the requested zoning classification conforms to the adopted Comprehensive Plan map and text.

See attachment.

2. Describe how the subject land is at least as well suited or is better suited for the proposed zoning district than the existing zoning district.

See attachment.

3. Describe how the proposed rezone does not present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity.

See attachment.

4. Describe how the effects of the proposed rezone are not anticipated to place undue burden upon delivery of services provided by any political subdivision (i.e. taxing entity) within the planning jurisdiction, including school districts.

See attachment.

5. Describe how the size, type, intensity and density of development expected to occur on the subject property as a result of this rezoning is suitable for the area and will not unduly burden the neighborhood, public infrastructure or environmental resources.

See attachment.

6. If the subject property is located within a designated historic district, describe how the requested zone change will not be in conflict with the intents and purposes of Lewiston City Code Chapter 19.5, Historic Districts (A Certificate of Appropriateness from the Lewiston HPC is required).

See attachment.

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: _____

Date: _____

The Property Owner hereby authorizes this application:

Signature: _____

Date: _____

**** INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED****

APPLICATION PROCESS

1. The applicant submits the completed application to the Community Development Department requesting the Zone change. The representative of the Department reviews the application for completeness prior to further processing.

ALL MATERIALS INCLUDED IN THE APPLICATION MUST BE PROVIDED AT THIS TIME. INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED.

PLEASE NOTE: 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 and/or the Lewiston City Council outside of the public hearing at which this matter will be heard.

2. The Community Development Department sets the public hearing date for the application according to the public hearing schedule. The Planning and Zoning Commission holds public hearings on the second and fourth Wednesday of each month. The Commission will make a recommendation on a zone change application to the City Council, who will also conduct a public hearing on the matter and render the decision. The City Council holds public hearings on the second and fourth Monday of each month. **Completed applications must be submitted at least four weeks prior to the public hearing date.** You will be notified of the hearing date when you submit your application.
3. The Community Development Department notifies all residents within 300 feet of the property for which you are requesting the Zone Change. This notifies them of the nature of your application, the date of the public hearing, and solicits comments from them.
4. The Community Development Department solicits comments from public agencies and City Departments so a recommendation can be made.
5. After all comments have been received, the Community Development Department prepares a staff report and recommendation for the Planning and Zoning Commission. You will receive a copy of this report and recommendation in advance of the meeting.
6. The Planning and Zoning Commission holds a public hearing on the request. The applicant is invited to speak as well as others who wish to provide testimony, whether in support or in opposition, to the request. **IT IS STRONGLY RECOMMENDED THAT YOU BE IN ATTENDANCE AT THIS MEETING.**
7. The Planning and Zoning Commission will make a recommendation to the City Council. This recommendation is forwarded to the City Mayor for submittal to the City Council.
8. The City Council sets a public hearing date, generally several weeks away to allow sufficient time for legal notice. The property owners who received notice for the Planning and Zoning public hearing will again receive notice of the City Council public hearing.
9. The City Council holds a public hearing on the request. If the City Council approves the PUD Amendment request. The City Attorney prepares an ordinance for the Council.
10. At subsequent public meetings, the City Council holds the first, second, and third readings of the Ordinance. Following the third reading and adoption of the Ordinance, the Ordinance is published in the newspaper, after which the PUD Amendment becomes final.

APPLICANT'S CHECKLIST

- ☐ Completed and signed application with supporting documents;
- ☐ Filing fee payable to the City of Lewiston;
- ☐ A correct legal description of the property;
- ☐ A site plan (11" x 17" or 8 ½" x 11") to scale

**ZONE CHANGE APPLICATION for
LOT LOCATED WEST OF ADDRESS 805 STEWART AVE.**

APPLICANT: Steve Carlton

PREFACE STATEMENT:

The subject property is zoned F2 (Agricultural Transitional). The applicant is proposing to change the lot to, C4 (General Commercial Zone). See attached "Zone Map-Overall" & "Zone Map-Subject Property" for clarification.

RESPONSES TO ZONE CHANGE APPLICATION QUESTIONS:

1. What is the Comprehensive Plan Designation of the property and the adjoining properties? Describe how the requested zoning classification conforms to the adopted Comprehensive Plan map and text.

The comprehensive plan indicates this lot is within the Community Commercial area.

The proposed change to a C4 (General Commercial) zone designation is in alignment with the comprehensive plan.

The existing F2 (Agricultural Transitional) is not in alignment with the comprehensive plan.

See attachment labeled "Comprehensive Plan Map".

2. Describe how the subject land is at least as well suited or is better suited for the proposed zoning district than the existing district.

The existing zoning district is F2 (Agricultural Transitional Zone), which allows for limited outright use for general farming, single family housing, manufactured home, bed/breakfast facilities and family day care.

The subject land is better suited for the C4 (General Commercial) zoning district to align with the surrounding development and integrate with the city comprehensive plan. This use provides areas to serve the city and regional needs for commercial goods and services, as well as being compatible with adjacent residential development.

3. Describe how the proposed rezone does not present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity.

The proposed rezone will allow for the opportunity to create smaller commercial lots, blending with the existing commercial and low density residential development surrounding the subject property.

4. Describe how the effects of the proposed rezone are not anticipated to place an undue burden upon delivery of services provided by any political subdivision (i.e. taxing entity) within the planning jurisdiction, including school districts.

4. Describe how the effects of the proposed rezone are not anticipated to place an undue burden upon delivery of services provided by any political subdivision (i.e. taxing entity) within the planning jurisdiction, including school districts.

The proposed rezone will not place undue burden on the school district as it will encourage commercial business development and provide services for adjacent residential use zones.

All access roads, right-of-way improvements, utility, stormwater and fire protection services required for development of the subject property will be assumed by the developer. Development of the subject properties will only generate tax revenue.

5. Describe how the size, type, intensity and density of development expected to occur on the subject property as a result of this rezoning is suitable for the area and will not unduly burden the neighborhood, public infrastructure or environmental resources.

The development that would occur in a C4 zone would align with the city Comprehensive Plan to encourage economic development, by providing available land for expansion of the commercial business sector.

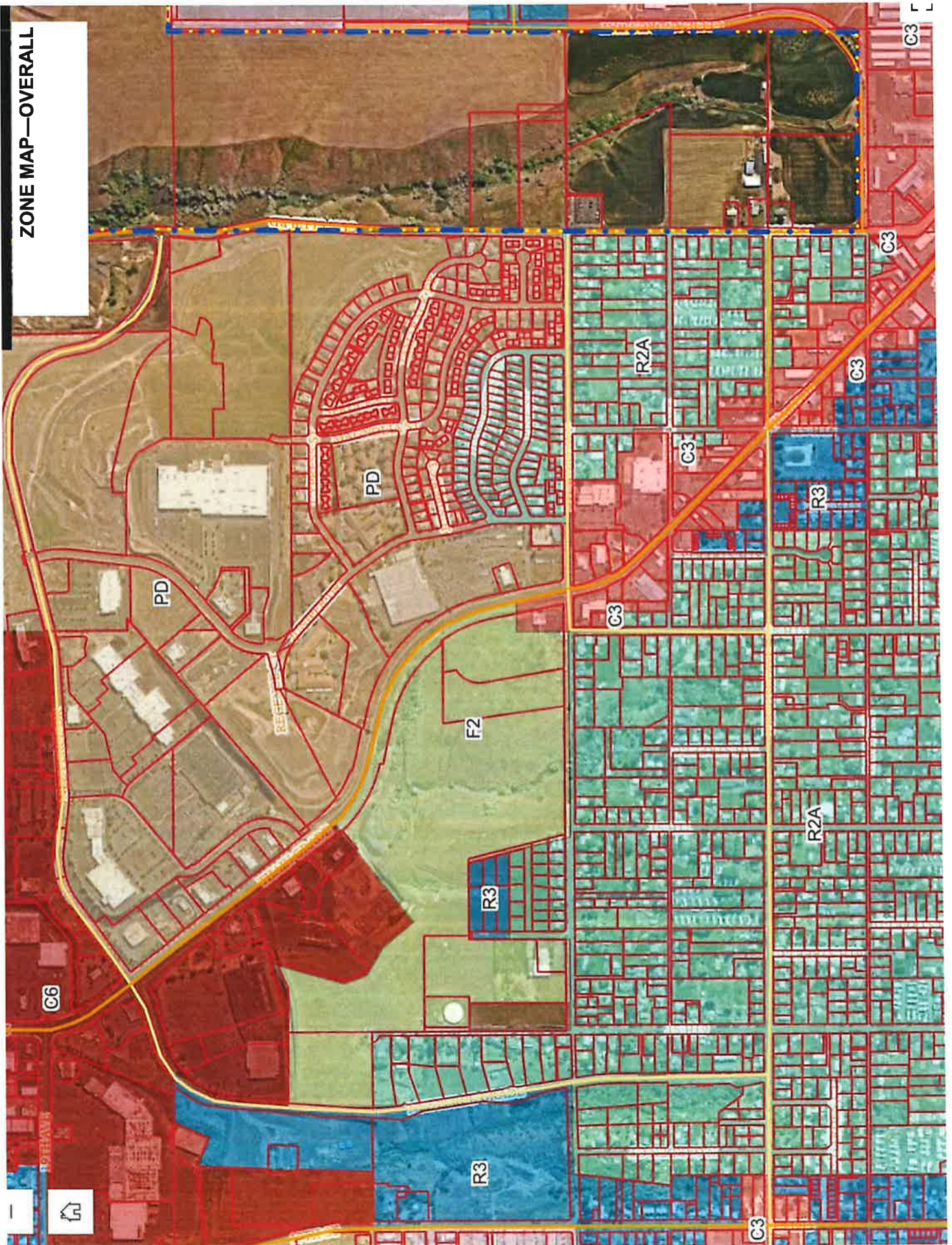
A C4 zone designation for this lot will provide potential to create some highly sought after commercial view lots and attract developers looking for development opportunities adjacent to Thain Grade. This use zone will also allow for residential development above a grade level commercial use, a use not allowed outright in a C3 zone.

All access roads, right-of-way improvements, utility, stormwater and fire protection services required for development of the subject property will be assumed by the developer.

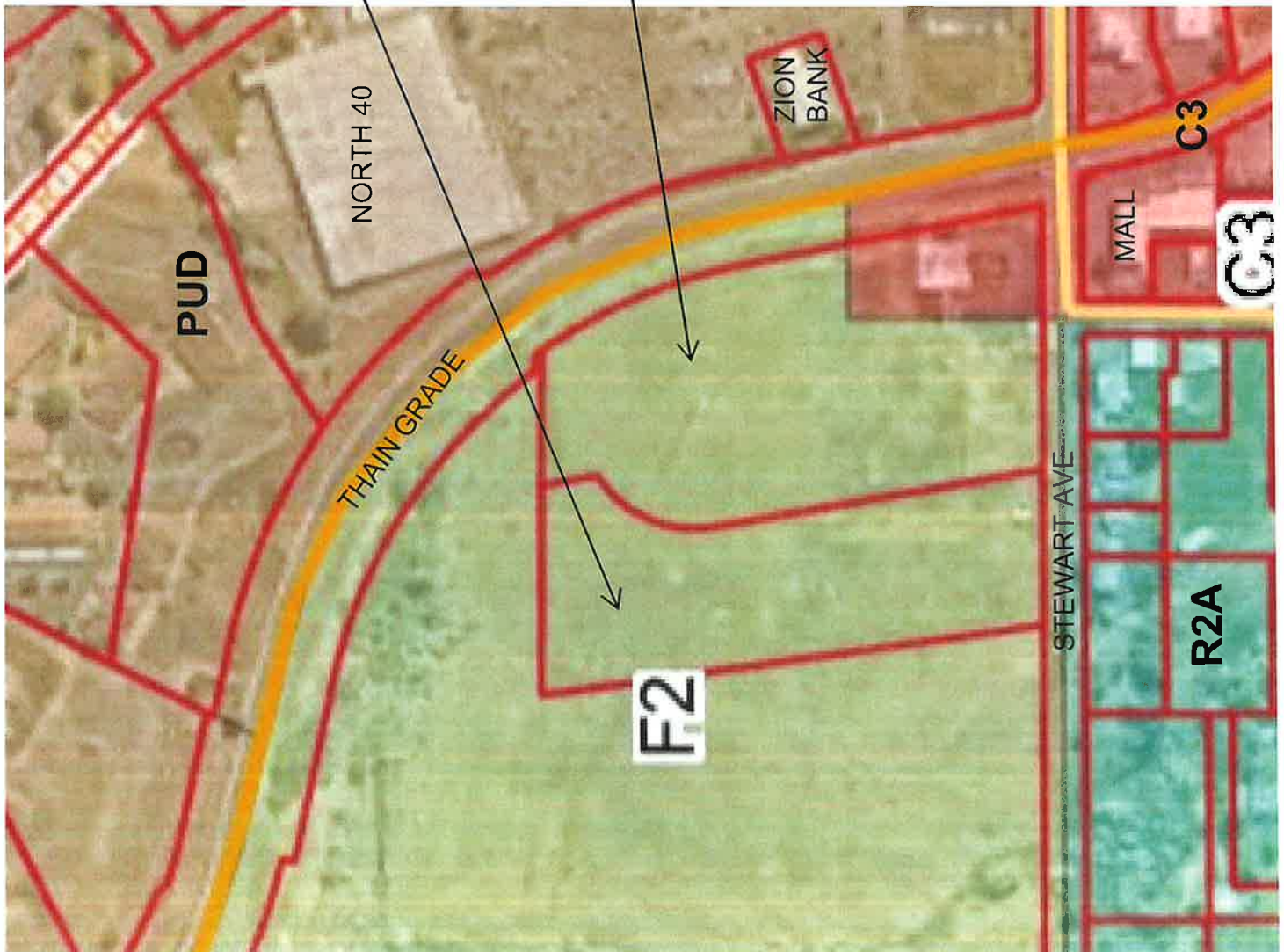
6. If the subject property is located within a designated historic district, describe how the requested zone change will not be in conflict with the intents and purposes of Lewiston City Code Chapter 19.5, Historic Districts (A Certificate of Appropriateness from the Lewiston HPC is required).

Not applicable.

ZONE MAP—OVERALL



ZONE MAP—SUBJECT PROPERTY



[illegible]

CARLTON_805ZC-SITE.DWG

PRELIMINARY ONLY - NOT FOR CONSTRUCTION



SCALE: 1" = 100' — 0"

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 August 13, 2025 at 5:30 pm.

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501**

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

This public hearing will be to determine approval or denial of the following proposal:

PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLCIATION ZNC25-2 BY STEVE CARLTON (ACTION ITEM): The applicant requests a zone change from Agricultural Transitional, F2, Zone to General Commercial, C4, Zone for the 4.80 acre parcel also known as RPL355W0084791, located to the west of 805 Stewart Ave.

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Katie Hollingshead at the Community Development Department at khollingshead@cityoflewiston.org or (208) 746-1318, ext. 7261.

Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday August 12, 2025** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

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

Public Hearing notice publication date: Sunday July 27, 2025.

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator, Dawn Ortiz, at least forty-eight (48) hours in advance of the meeting at dortiz@cityoflewiston.org or (208) 746-1318, ext. 7265.

City of Lewiston

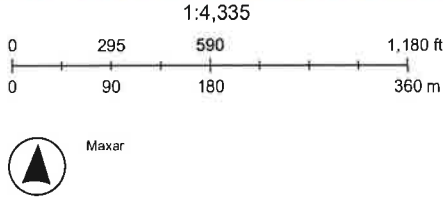


7/2/2025, 4:30:57 PM

- adSites result
- URBAN COLLECTOR
- City Limits
- Primary Street
- URBAN MINOR ARTERIAL
- Street
- Address
- adSites

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
1.2m Resolution Metadata



OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
LEWIS DEBRA A &	FISCHER THOMAS R	PO BOX 612	LEWISTON	ID	83501	736 STEWART AVE
HODGE RAE N		711 VISTA AVE	LEWISTON	ID	83501	711 VISTA AVE
CARLTON STEVE		1103 BRYDEN AVE	LEWISTON	ID	83501	805 STEWART AVE
COWGER LOREN W &	NIELSEN DONI S	3106 8TH ST	LEWISTON	ID	83501	3106 8TH ST
D G PROPERTIES L L C		82 BLACKHAWK CLUB CT	DANVILLE	CA	94506	102 THAIN RD
SPOONER BENJAMIN L &	SPOONER VICTORIA M	734 STEWART AVE	LEWISTON	ID	83501	734 STEWART AVE
APS EXPRESS LLC		3107 8TH ST	LEWISTON	ID	83501	3107 8TH ST
MUSSER SAMANTHA &	MUSSER ARTHUR W	728 STEWART AVE	LEWISTON	ID	83501	728 STEWART AVE
MCCANN RANCH & LIVESTOCK CO		PO BOX 445	LEWISTON	ID	83501	



PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 7/24/2025

Case File Number: ZNC25-2

Applicant:

Steve Carlton
1103 Bryden Avenue
Lewiston, ID 83501

Property Owner:

Steve Carlton
1103 Bryden Avenue
Lewiston, ID 83501

Site Location:

Parcel Number RPL355W0084791
Also known as the 4.83 acres of undeveloped land immediately adjacent on the west side of 805 Stewart Avenue.
Lewiston, ID 83501

Request/Proposal: The applicant requests that a zone change from Agricultural Transitional, F2, Zone to General Commercial, C4, Zone for the 4.83 acre parcel of undeveloped land immediately adjacent on the west side of 805 Stewart Avenue.

Subject Property and Surrounding Land Uses:

The subject property is a 4.83 acre parcel of vacant land. The subject property is located 430 lineal feet from the intersection of Stewart Avenue and Thain Grade, to the east. Property to the north and west is also vacant land. Immediately to the east is the former KRLC/Y105 radio station at 805 Stewart Ave. Further east, across Thain Grade is North 40 retail store, Zions Bank and Rock n' Roll Realty.

ZNC25-2

To the south, across Stewart Avenue are single family dwellings. Diagonally across the Stewart Avenue/Thain Road intersection to the southeast is Hopper's Pizza, Grocery Outlet, O'Reilly's Auto Parts and McDonald's.

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

DIVISION 1. - AGRICULTURAL TRANSITIONAL ZONE F-2

- **Sec. 37-11. - F-2 agricultural transitional zone.**

Purpose. To provide a transition zone from agricultural land uses to residential land use within the city limits where centralized water and sewer are not available.

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

- **Sec. 37-12. - Uses permitted outright.**

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

(1) Class A manufactured home;

(2) General farming, except feedlots;

(3) Single-family dwelling;

(4) Bed and breakfast facilities, subject to special conditions of [section 37-13.1\(1\)](#) of this Code;

(5) Family day care, subject to special conditions of [section 37-13.1\(2\)](#) of this Code.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 3, 10-25-99; Ord. No. 4322, § 4, 12-9-02; Ord. No. 4742, § 2B, 8-19-19)

- **Sec. 37-13. - Conditional uses permitted.**

In an F-2 zone, the following uses are permitted when authorized in accordance with the standards and requirements in article IX:

(1) Class B manufactured home;

ZNC25-2

(2) Commercial kennels;

(3) 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;

(4) Quarrying when the outer boundary is not located within one thousand (1,000) feet of a dwelling unit other than that of the operator;

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

(6) 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;

(7) Group day care, subject to special conditions of [section 37-13.1](#)(3) of this Code.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 4, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4698, § 15, 10-30-17; Ord. No. 4742, § 2C, 8-19-19; Ord. No. 4799, § 1, 3-8-21)

- **Sec. 37-13.1. - Special conditions.**

(1) *Bed and breakfast facilities.*

(a) The use shall not change the residential character of the dwelling, shall be conducted in such a manner as to not give any outward appearance of a business in the ordinary meaning of the term, shall be conducted so that the average neighbor under normal circumstances would not be aware of its existence, and shall not infringe upon the rights of neighboring residents to enjoy the peaceful occupancy of their homes.

(b) No more than one (1) person, other than members of the family residing on the premises, shall be engaged in the occupation.

(c) Only resident guests of bed and breakfast facilities shall be served meals.

(d) Bed and breakfast facilities shall be limited to five (5) or fewer guestrooms.

(e) One (1) off-street parking space is required for each guestroom of a bed and breakfast facility.

(f) A bed and breakfast facility shall be allowed one (1) sign, no more than four (4) square feet and non-illuminated.

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

(h) Access to the site meets all applicable ordinances.

(i) The surrounding properties will not otherwise be adversely affected.

(2) *Family day care, one (1) to six (6) children.*

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

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

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

(d) The surrounding properties will not otherwise be adversely affected.

(3) *Group day care, seven (7) to twelve (12) children.*

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

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

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

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

(Ord. No. 4249, § 5, 10-25-99; Ord. No. 4322, § 2, 12-9-02; Ord. No. 4351, § 2, 3-15-04;
Ord. No. 4742, § 2D, 8-19-19; Ord. No. 4753, § 2, 12-14-19)

- **Sec. 37-14. - Lot size.**

The lot size shall be as follows:

(1) For a single-family dwelling, the minimum lot area shall be five (5) acres;

(2) Minimum lot width shall be two hundred (200) feet.

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-15. - Yards.**

Except as provided in article VIII, yards shall be as follows:

(1) A front yard shall be a minimum of twenty (20) feet;

(2) A side yard shall be a minimum of ten (10) feet, except that on a corner lot, the side yard shall be a minimum of fifteen (15) feet from the property line or thirty (30) feet from the centerline of the street, whichever is greater;

(3) A rear yard shall be a minimum of twenty (20) feet.

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-16. - Height of buildings.**

Buildings shall not exceed a height of thirty-five (35) feet.

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-17. - Lot coverage.**

Buildings shall not cover more than forty (40) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94)

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;
 - (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)

ARTICLE XII. AMENDMENTS

Sec. 37-178. Authorization to initiate amendments.

An amendment to the text of this chapter or to the official zoning map may be initiated by the council, by the commission, or by the property owner. A property owner may initiate a request for an amendment by filing an application with the community development department using forms prescribed in Article XIII. The application shall be submitted at least twenty (20) working days prior to the meeting of the planning and zoning commission at which it will be considered. (Ord. No. 4108, § 2, 8-15-94)

Sec. 37-179. Public hearing and records of amendments.

 SHARE

The commission shall hold a public hearing on every requested change in zoning district boundaries in accordance with section [37-184](#) of this chapter. Its recommendations on each request zone change shall be transmitted to the city council. No zone change shall be accomplished other than by ordinance duly passed by the city council. The city clerk shall maintain records of amendments to this chapter in a form convenient for use by the public. (Ord. No. 4108, § 2, 8-15-94)

Sec. 37-180. Accordance with adopted comprehensive plan.

 SHARE

The commission shall evaluate a requested amendment to a zoning district to determine the nature and extent of the requested change. If it is in accord with the adopted comprehensive plan, the commission may recommend and the council may adopt or reject the requested change. The commission may request documentation of land use impacts, both existing and proposed, through studies, presentations, or other documents, and may require said documentation to be stamped and signed by professionals deemed qualified by the commission.

If the commission determines the requested change is not in accord with the adopted comprehensive plan, the commission may either deny the request or recommend to the council an appropriate amendment to the plan. The council may adopt or reject the amendment under the procedures provided in Idaho Code, Section [67-6509](#). After the plan is amended, the zoning map may be amended in conformity therewith. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4344, § 4, 11-17-03)

Comprehensive Plan:

The subject property is located on the Comprehensive Plan Future Land Use Map under the designation of Community Commercial. Community Commercial areas provide mid-to high-intensity commercial uses that attract people from across the community. The most intense uses should be located adjacent to major roadways, particularly near intersections of two major roadways. Uses should decrease in intensity when located farther from major roadways and near less intense residential areas. Inactive uses such as storage and warehousing should be located behind more active commercial uses along street.

Primary uses in the Community Commercial designation include retail and restaurant, personal services, office, commercial entertainment, and flex office/warehouse. Supporting uses include open space and recreation, residential attached, residential multi-unit, mixed use, industrial, storage units, transportation and utilities and institutions.

Goals, 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.

ED.1 Strengthen Lewiston's role as a regional economic hub.

Input From Other Departments/Agencies:

The Fire Department provided the following comment; "No issues with zone change request. Fire Code issues will be reviewed at time of permit review."

The Engineering Division of the Public Works Department provided the following comment: "Engineering does not object to the zone change."

Analysis:

The subject property is a 4.83 acre parcel that contains farm ground. Commercial uses to the south and southeast are zoned Community Commercial, C3, zone and the commercial uses to the east are zoned Planned Unit Development. The applicant recently applied for a zone change of the adjacent property at 805 Stewart Ave to the General Commercial, C4, Zone and that application was approved by the Planning & Zoning Commission at the July 9, 2025 meeting and approved by City Council at the July 28, 2025 meeting.

Permitted uses for the General Commercial, C4, zone are similar to those in the Community Commercial, C3, zone with a major difference being the General Commercial, C4, zone allows for multifamily not on the ground floor of a building by right, and multifamily on the ground floor of a building with Conditional Use Permit. The General Commercial, C4, zone would provide the opportunity for the applicant to design multi-story buildings with residential uses on the upper floors and commercial uses on the ground floor.

The Comprehensive Plan states that the Community Commercial area is appropriate for mixed commercial and residential uses and that residential uses should be located above or behind commercial uses, the General Commercial, C4, zone would allow for that criteria to be met, where the current F2 zone would not.

Stewart Avenue, directly in front of the subject property is designated a collector street, Stewart turns into a local road as it goes west, and dead ends approximately at the western edge of the subject property. The subject property sits approximately 250 feet from the intersection of Stewart Ave and 8th Street and approximately 430 feet from the intersection of Stewart Avenue and Thain Grade, before Thain Grade becomes Thain Road. Thain Grade is designated as an arterial street. The Comprehensive Plan identifies that the Community Commercial areas should be located adjacent to major roadways and should be located on a collector or arterial roadway and the subject property's location next to Thain Grade conforms to those criteria.

The subject property is adjacent to the East Route bus route (route travels north bound on Thain and turns east at the Thain Grade/Stewart Avenue intersection) and there is a bus stop across the street to the east at Rock n' Roll Realty.

Relevant Criteria and Standards:

See attached worksheet.

Prepared By:

Katie Hollingshead

(208) 746-1318, ext. 7261

khollingshead@cityoflewiston.org

P.O.Box 617

Lewiston, ID 83501

**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND
STANDARDS FOR GRANTING OR DENIAL OF
ZONING DISTRICT BOUNDARY CHANGE/REZONE**

This document shall serve as memorialization of the rationale for the granting or denial of a zoning district boundary change/rezone, 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:

ZNC25-2

II. APPLICANT'S NAME AND ADDRESS:

Steve Carlton
1103 Bryden Avenue
Lewiston, ID 83501

III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:

Parcel number RPL355W0084791.

Also known as the 4.83 acres of undeveloped land immediately adjacent on the west side of 805 Stewart Avenue.

Lewiston, ID 83501

IV. DATE OF PUBLIC HEARING:

August 13, 2025

V. NAME OF HEARING BODY:

Lewiston Planning and Zoning Commission

VI. NATURE OF APPLICATION:

Rezone subject property from Agricultural Transitional, F2, Zone to General Commercial, C4, Zone.

VII. DECISION:

The Lewiston Planning and Zoning Commission recommends [APPROVAL/DENIAL] of XXX to the Lewiston City Council.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR ZNC25-2

Page 1 of 3

VIII. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

IX. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this zoning district boundary change/rezone:

1. The proposed rezone **(is/is not)** in general conformance with the Lewiston Comprehensive Plan. Applicable commentary:
2. The subject property **(is/is not)** at least as well suited or is better suited for the proposed zoning district than the existing zoning district. Applicable commentary:
3. The proposed rezone **(does/does not)** present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity. Applicable commentary:
4. The effects of the proposed rezone **(are/are not)** anticipated to place undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction, including school districts. Applicable commentary:
5. The size, type, intensity, and density of development expected to occur on the subject property as a result of this rezoning **(is/is not)** suitable for the area and **(will/will not)** unduly burden the neighborhood, public infrastructure, or environmental resources. Applicable commentary:
6. 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:

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

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR ZNC25-2
Page 2 of 3

Printed: _____

Date of Signature: _____

ATTEST: _____
Tanya Brocke, Community Development Specialist

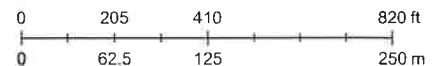


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- City Limits
- Primary Street
- URBAN MINOR ARTERIAL
- URBAN COLLECTOR
- Street
- Address
- adSites
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 60cm Resolution Metadata

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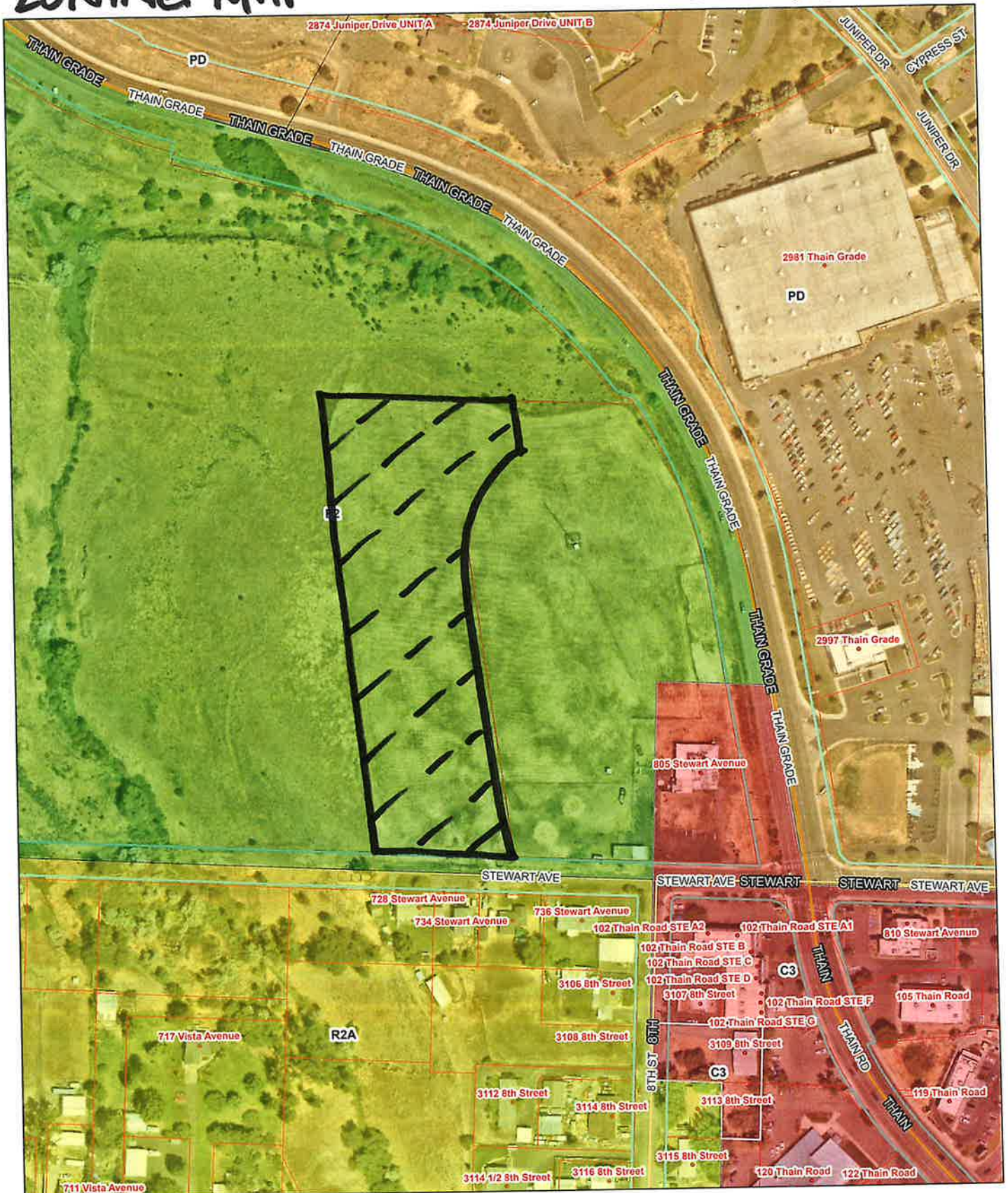
Maxar, Microsoft



ZONING MAP

City of Lewiston

ZNC25-2



7/28/2025, 11:10:04 AM

City Limits

Primary Street

URBAN MINOR ARTERIAL

URBAN COLLECTOR

cd_Zoning

PD - PLANNED UNIT DEVELOPMENT

F2 - AGRICULTURAL TRANSITION

R2A - LOW DENSITY RESIDENTIAL(LIVESTOCK)

C3 - COMMUNITY COMMERCIAL

Street

Address

adSites

World Imagery

Low Resolution 15m Imagery

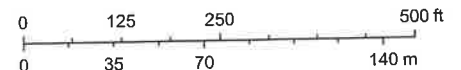
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

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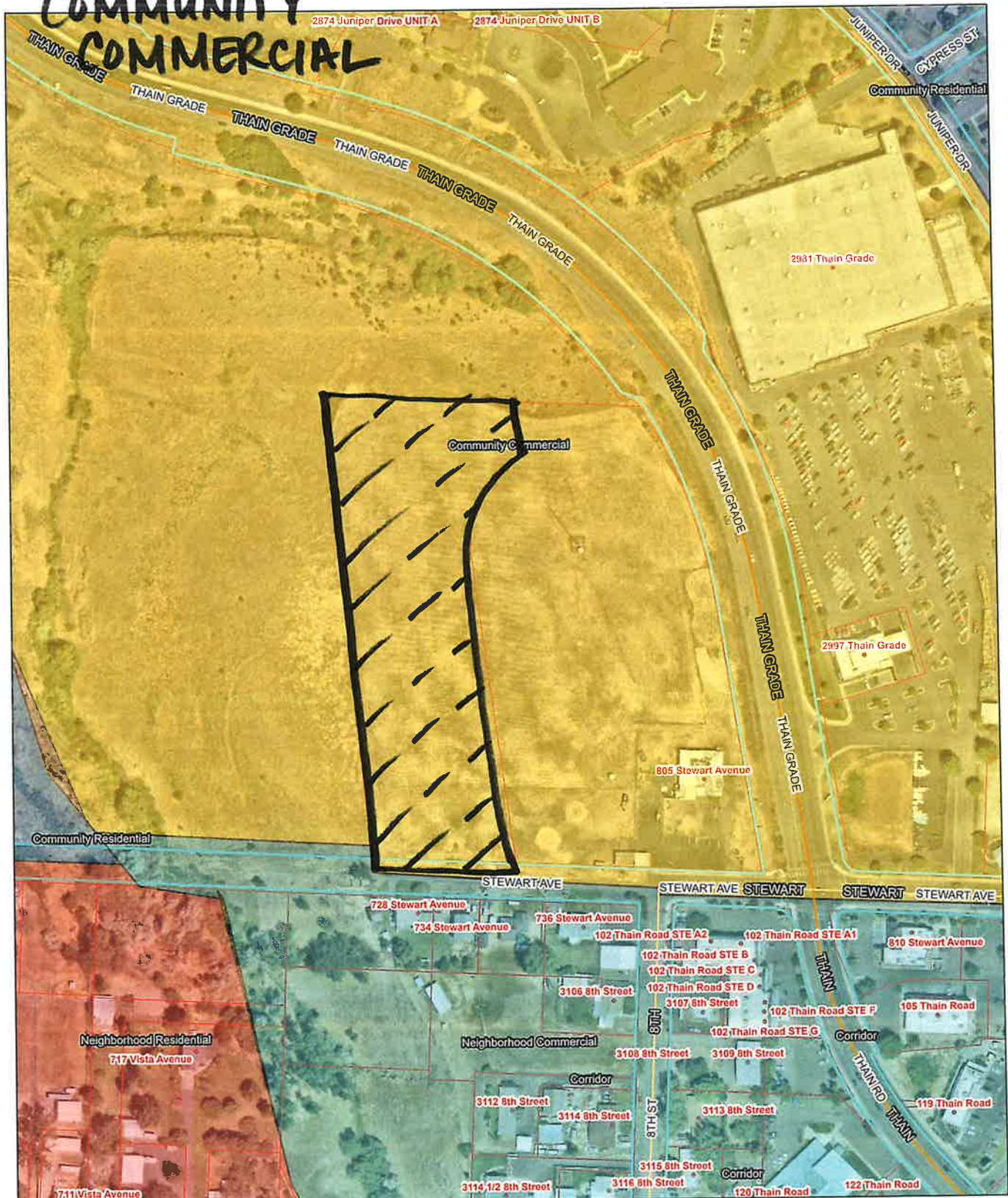


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FUTURE LANDUSE MAP

COMMUNITY COMMERCIAL

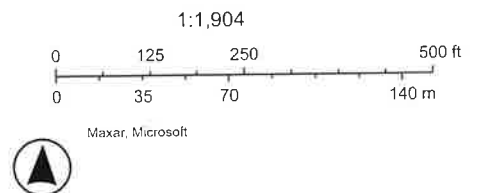
City of Lewiston ZNC25-2



7/28/2025, 1:32:10 PM

- City Limits
- Primary Street
- URBAN MINOR ARTERIAL
- URBAN COLLECTOR
- Future Land Use (temp fix)
- Neighborhood Residential
- Community Residential
- Corridor
- Community Commercial
- Neighborhood Commercial
- Street
- Address
- adSites

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



City of Lewiston