



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
August 27, 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 AUGUST 13, 2025 MEETING MINUTES

B. REVIEW AND APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS 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.

C. PUBLIC HEARING FOR COMPREHENSIVE PLAN AMENDMENT CPA25-1, USE OF SURFACE AND GROUNDWATER (ACTION ITEM): THE COMMISSION WILL CONSIDER AMENDMENTS TO ADD LANGUAGE TO CONSIDER THE EFFECT ON GROUND WATER IN ADOPTION AND AMENDMENT OR REPEAL OF THE COMPREHENSIVE PLAN AND TO REQUIRE THE USE OF SURFACE WATER AS THE PRIMARY IRRIGATION WATER SOURCE, WHERE REASONABLY AVAILABLE, IN LAND USE CHANGES, PURSUANT TO IDAHO CODE 67-6508(R) AND IDAHO CODE 67-6537, RESPECTIVELY, AND MAKE A RECOMMENDATION TO CITY COUNCIL.

D. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP25-5 BY TONY HAVENS (ACTION ITEM): THE APPLICANT REQUESTS CONDITIONAL USE PERMIT APPROVAL FOR ANIMAL RIGHTS IN THE R2A ZONE, ON A .69 ACRE PARCEL LOCATED AT 1520 WARNER AVE. THE APPLICANT IS REQUESTING ANIMAL RIGHTS TO PLACE ONE (1) STEER OR COW OR UP TO FIVE (5) SHEEP ON THE PROPERTY. THE APPLICANT IS ASKING FOR A WAIVER OF STANDARD OF 7,445 SQUARE FEET FROM THE HALF ACRE (21,780 SQUARE FEET) MINIMUM LIVESTOCK AREA. THE APPLICANT HAS A LIVESTOCK AREA OF 14,335 SQUARE FEET. KEEPING OF

LIVESTOCK, SUBJECT TO THE STANDARDS OF SECTIONS 37-195 THROUGH 37-199 OF LEWISTON CITY CODE IS ALLOWED BY CONDITIONAL USE PERMIT IN THE LOW DENSITY RESIDENTIAL, R2A, ZONE.

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF SEPTEMBER 10, 2025 (REASONED STATEMENT).

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.