



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
November 12, 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 SEPTEMBER 24, 2025 MEETING MINUTES (ACTION ITEM)

B. MACANNA ADDITION PRELIMINARY PLAT: REVIEW OF PROPOSAL TO SUBDIVIDE 1.6 ACRES OF LAND INTO 4 RESIDENTIAL LOTS AND CONSIDERATION OF THE ASSOCIATED REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (ACTION ITEM):: The MacAnna preliminary plat proposed to subdivide 1.6 acres of land into four (4) residential lots in the Low Density Residential, R2A, Zoning district at 705 Vista Avenue. - Action Item ()

C. INITIATION OF ZONING CODE AMENDMENT ZA-05-25, PARKING LOTS (ACTION ITEM): : Zoning code amendment ZA-05-25 proposes various amendments to Chapter 37 Sections 3, 146, 147, 151, and 153. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF NOVEMBER 26, 2025 (NO SCHEDULED ITEMS, EVENING BEFORE THANKSGIVING).

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.

September 24, 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; Kevin Kelly; Maureen Anderson

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair;

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

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF SEPTEMBER 10, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Kelly moved and seconded, respectively, approval of the September 10, 2025 meeting minutes as written. The motion carried 6-0.

B. RT ESTATES PRELIMINARY PLAT: REVIEW OF PROPOSAL TO SUBDIVIDE .69 ACRES OF LAND INTO 2 RESIDENTIAL LOTS AND CONSIDERATION OF THE ASSOCIATED REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS:

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioner Kelly and Chair Iacoboni moved and seconded, respectively, to recommend approval of the RT Estates Subdivision preliminary plat and to approve the related Reasoned Statement. The motion carried 6-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the October 8, 2025 meeting.

Staff Hollingshead stated that there is nothing scheduled for the October 8, 2025 meeting. All commissioners present were in agreement to cancel the next October 8, 2025 meeting. New Commissioner Battles will attend the October 22, 2025 meeting.

B. Recognition of Kathy Branson's 4 years of Service on the Planning and Zoning Commission.

Commissioner Branson was presented with a plaque recognizing 4 years of service on the Planning and Zoning Commission.

V. ADJOURN

There being no further business, Commissioners Branson and Anderson moved and seconded, respectively, to adjourn. The motion carried 6-0, and the Planning and Zoning Commission adjourned at approximately 5:45 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2025.



November 4, 2025

To: Lewiston Planning and Zoning Commission

Re: MacAnna Addition - Preliminary Plat

Commissioners:

The MacAnna Addition preliminary plat proposes to subdivide approximately 1.6 acres of land into 4 residential lots. The MacAnna Addition subdivision is located on the north side of Vista Avenue between 7th Street and 8th Street. An existing single family residence currently occupies proposed Lot 3, and existing accessory buildings occupy Lots 2 and 4. The applicant's proposed lot configuration utilizes one standard lot with a frontage width that meets or exceeds the minimum lot width for the R2A zone, and 3 flag lots with a shared access driveway conforming to the requirements contained in Section 37-124 of City Code. The applicant proposes to create a shared access driveway conforming to the requirements of Section 37-124(d)(3), to serve lots 1, 2, and 4. Included in the shared access driveway requirements are the obligation to provide a paved 20 foot wide fire apparatus access road, and include provisions for mutual maintenance agreements and nonexclusive access easements on the recorded final plat. Due to the depth of the proposed flag lots, a Fire Apparatus Access turn-around conforming to the requirements established in the Lewiston Fire Department's Standard Operating Procedure #906, will be required to be constructed at the north end of the shared access driveway. The City Fire Marshal also noted in the preliminary plat review, that depending on structure placement on Lots 1 and 4, a new fire hydrant at the site entrance may be required. Frontage improvements along Vista Avenue are required to be satisfied by constructing curb, gutter, and sidewalk with asphalt patch-back, or by payment of a Fee-in-Lieu-of construction at the applicant's discretion. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Lewiston Orchards Sewer District, and the utility districts have indicated their intent to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

The subject property is currently zoned R2A, and the proposed lot configurations conform to the requirements of that zone as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

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

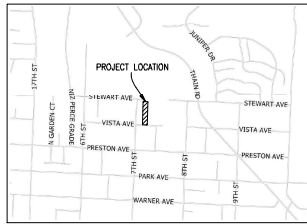
City Staff recommend that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the MacAnna Addition preliminary plat as presented. A draft reasoned statement, which incorporates information contained in the staff report, has been prepared for your consideration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

Sincerely,



Mark Weigand, PLS
City Surveyor

VICINITY MAP (N.T.S):



PROPOSED UTILITY METHODS

- 1) POTABLE WATER WILL BE PROVIDED BY THE LEWISTON ORCHARDS SEWER DISTRICT.
- 2) SANITARY SEWER SERVICES WILL BE PROVIDED BY THE LEWISTON ORCHARDS SEWER DISTRICT.
- 3) ELECTRICAL UTILITIES WILL BE PROVIDED BY AVISTA CORP.
- 4) TELECOMMUNICATION SERVICES WILL BE PROVIDED BY LUMEN.
- 5) SHOULDER HAS AGREED TO ACCEPT THE LOTS WITHIN THE PROPOSED SUBDIVISION FOR SERVICE.

NOTE 1:
THE SHARED ACCESS DRIVEWAY FOR LOTS 1, 2, AND 4 WILL COMPLY WITH THE REQUIREMENTS OF CITY CODE SECTION 37-124(4). SUBSECTIONS (A) AND (B) AS SUCH A MUTUAL MAINTENANCE AGREEMENT WILL BE CREATED AND RECORDED AND CONSTRUCTION OF THE SHARED DRIVEWAY WILL COMPLY WITH CITY STANDARDS DRAWING 3-1.

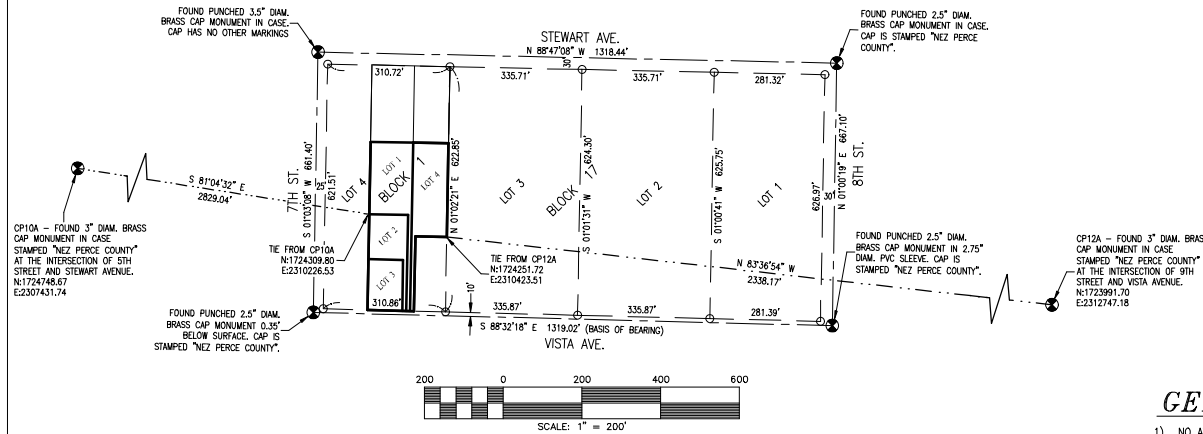
NOTE 2:
A SHIPP AND NO MAY BE REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS THAT ISSUE WILL BE HANDLED BY RYAN FISKE, P.E. IN COORDINATION WITH THE CITY STORM WATER PROGRAM COORDINATOR.

PRELIMINARY PLAT OF
MACANNA ADDITION
A REPLAT OF A PORTION OF LOT 4, BLOCK 17 OF
LEWISTON ORCHARDS TRACT NO. TWO,
LOCATED IN SECTION 8, TOWNSHIP 35 N., RANGE 5 W., B.M.,
CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

LEGEND:

- Found brass cap monument as noted in breakdown
- Found 5/8" diameter rebar with aluminum cap stamped "10162", unless otherwise noted
- Set 5/8" diameter, 30" long rebar with plastic cap stamped "PLS 9165"
- Set 5/8" diameter rebar with 2.5" diam. Alum. Cap
- Calculated point. Nothing found or set this survey.
- Sanitary sewer manhole
- ☑ WATER METER
- Ⓜ GAS METER
- Ⓜ ELECTRIC METER
- Boundary of subject property
- Boundary of other property
- New boundary
- Old boundary
- Street or easement centerline
- Easement sideline
- Sanitary sewer line
- Fence
- Tie Line
- Shared Access Easement
- Building Setback Line

N. 1/2 OF BLOCK 17 - BREAKDOWN:



BASIS OF BEARING:

The Basis of Bearing for this survey is S 88°32'18" E along the centerline of Vista Avenue between the monument found at the intersection of 7th Street and Vista Avenue and the monument found at the intersection of 8th Street and Vista Avenue, as shown hereon.

SURVEYOR'S NARRATIVE:

The purpose of this survey was to document and monument the boundaries of New Lots 1-4, shown hereon. Lines shown on this survey were established or reestablished as follows:

1. The street centerlines were reestablished using the found brass cap monuments shown hereon.
2. The right-of-way sidelines were reestablished using the record right-of-way widths per Reference R2.
3. The boundaries of the original Lots 1-4 were reestablished by proration.
4. The boundaries of the subject and adjoining properties were reestablished per the references listed hereon.
5. The interior boundaries of New Lots 1-4 were selected by the client who requested this survey. It is planned that the boundaries of New Lots 1-4 will be established by deeds soon after this Plat is recorded.

PLAT NOTES:

- 1). SANITARY SEWER SERVICE FOR ALL LOTS WILL BE PROVIDED BY LEWISTON ORCHARDS SEWER DISTRICT.
- 2). WATER SERVICE PROVIDED BY THE LEWISTON ORCHARDS IRRIGATION DISTRICT.
- 3). THE AREA OF THE PLAT INCLUDING DEDICATED RIGHT-OF-WAY IS 1.60 ACRES. THE AREA OF THE PLAT EXCLUDING DEDICATED RIGHT-OF-WAY IS 1.60 ACRES.
- 4). THE TITLE COMMITMENT LISTED AS R1 ON THIS PLAT DISCLOSES EASEMENTS OF RECORD FOR THE PLATTED PARCEL AS SHOWN HEREON.
- 5). CURRENT ZONING FOR THE SUBJECT PARCEL IS SUBURBAN RESIDENTIAL, R2A.
- 6). COORDINATE VALUES ARE REPORTED USING A LOCAL GROUND COORDINATE SYSTEM HOLDING THE PUBLISHED VALUE OF THE CITY OF LEWISTON MONUMENT POINT NO. CP10A AS THE ORIGIN. THE ENTIRE DATA SET WAS THEN ROTATED TO MATCH THE VECTOR FROM CITY MONUMENT CP-31 TO THE PUBLISHED COORDINATES FOR CITY MONUMENT A20. THE COORDINATE SYSTEM CLOSELY APPROXIMATES IDAHO STATE PLANE WEST ZONE, NAD '83 VALUES, BUT IS NOT REPORTED ON GRID VALUES. RATHER, THEY ARE GROUND MEASUREMENTS.
- 7). THE TOTAL AREA OF THE SUBJECT IS 1.6 ACRES.
- 8). THIS PLAT PROPOSES THE CREATION OF 4 NEW LOTS.

GENERAL NOTES:

- 1). NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THE PROPERTY OR PRESCRIPTIVE EASEMENTS, RECORDED OR UNRECORDED.
- 2). THE SURVEY OF THIS PLAT WAS PERFORMED USING A NIKON DTM-500 SERIES TOTAL STATION, A TOPCON REALTIME GPS UNIT AND A TDS DATA COLLECTOR.
- 3). FUTURE DEVELOPMENT OF THE LOTS CREATED BY THIS SUBDIVISION PLAT REQUIRE BUILDING PERMITS BASED ON PLANS COMPLYING WITH ALL CITY OF LEWISTON CODES, DULY ADOPTED AT THE TIME OF DEVELOPMENT, GOVERNING CONSTRUCTION OF BUILDINGS AND ADJACENT PUBLIC IMPROVEMENTS. PRIOR TO DEVELOPING A LOT THE OWNER OR PROSPECTIVE OWNER IS RESPONSIBLE FOR DUE DILIGENCE RESEARCH TO APPRISE THEMSELVES OF ALL DEVELOPMENT REQUIREMENTS. THESE REQUIREMENTS MAY OR MAY NOT HAVE BEEN IDENTIFIED DURING THE SUBDIVISION PROCESS AND MAY OR MAY NOT BE SHOWN ON THE PLAT. THE CITY OF LEWISTON IS NOT RESPONSIBLE FOR ANY LOSSES, FINANCIAL OR OTHERWISE, RESULTING FROM THE UNSUITABILITY OF A LOT FOR A SPECIFIC USE.

REFERENCES:

No.	Document	Inst No.	By	Date
R1	PRELIMINARY RESEARCH REPORT	NO. 23481427	TITLE ONE	JUL 2023
R2	LEWISTON ORCHARDS TRACT NO. TWO	BK 2, PG 13	P. PRESTON, LS 127 & C.C. CARTLICH, LS 170	MAR. 1907
R3	EASEMENT	296541	HILL TO LEW. ORCH. SEWER DIST. NO. 1	JUNE 1963
R4	RECORD OF SURVEY	451300	JAMES W. GROW, PLS 749	DEC. 1981
R5	RECORD OF SURVEY	787685	JOHN L. DUNN, PLS 10162	JAN. 2011
R6	AMENDED RECORD OF SURVEY	799276	JOHN L. DUNN, PLS 10162	MAR. 2012
R7	AMENDED RECORD OF SURVEY	807594	JOHN L. DUNN, PLS 10162	DEC. 2012
R8	QUITCLAIM DEED	799061	MACANNA, LLC TO MACANNA, LLC	MAR. 2012
R9	QUITCLAIM DEED	802431	MACANNA, LLC TO MACANNA, LLC	JULY 2012
R10	DEED (EASEMENT)	296541	HILL TO LEWISTON ORCHARDS SEWER DISTRICT	JULY 1963

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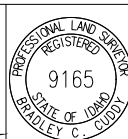
RECORDER'S CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF NEZ PERCE }
FILED FOR RECORD _____ AT _____ M.
AT THE REQUEST OF _____
BY _____ COUNTY RECORDER
DEPUTY _____
FEES \$ _____
INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF DR. JAMES AND JULIE PIERCE.

Bradley Cuddy 10-1-25
BRADLEY C. CUDDY, PLS 9165 DATE

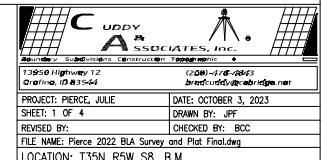


DEVELOPER/OWNER

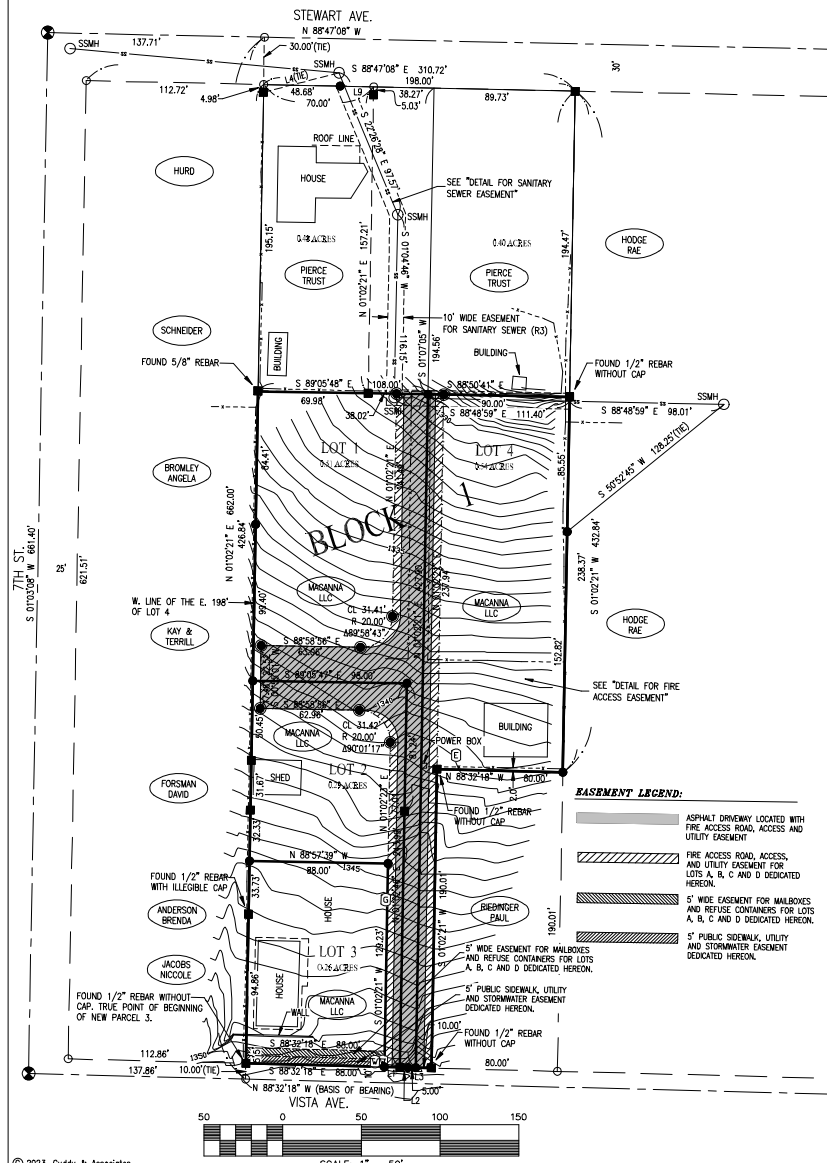
MacAnna, LLC
Julie and Jim Pierce
706 Stewart Ave.
Lewiston, ID 83501
(208) 816-1736

SURVEYOR

Bradley Cuddy, PLS 9165
Cuddy & Associates, Inc.
P.O. Box 64
Orfino, ID 83544
(208) 476-4643

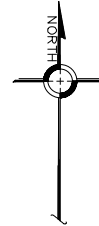


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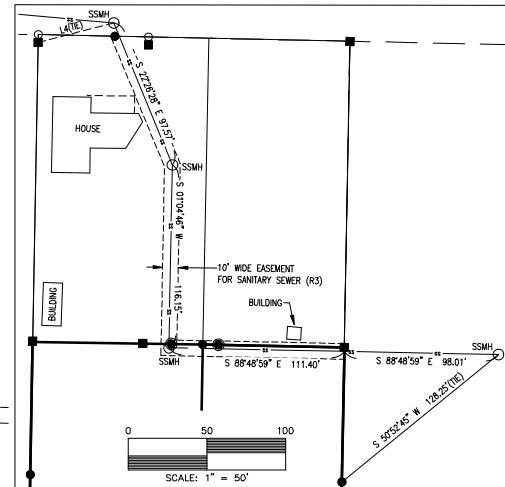


**LINE
TABLE:**

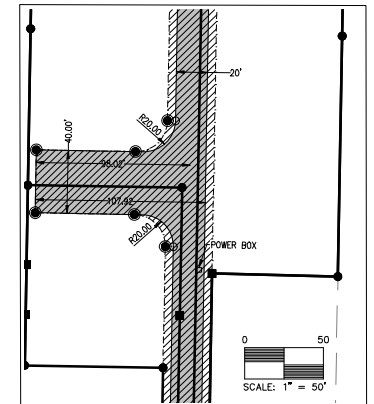
LINE	BEARING	DISTANCE
L1	N 88°32'18" W	10.00'
L2	N 88°32'18" W	15.00'
L3	N 88°32'18" W	15.00'
L4	S 75°34'20" E	49.61'
L9	S 88°47'08" E	21.32'



**DETAIL FOR
SANITARY SEWER EASEMENT**



**DETAIL FOR
FIRE ACCESS EASEMENT**



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Bradley Cuddy
 BRADLEY C. CUDDY, PLS 9165

10-1-25
 DATE



DEVELOPER/OWNER

Macanna, LLC
 Julie and Jim Pierce
 706 Stewart Ave.
 Lewiston, ID 83501
 (208) 816-1736

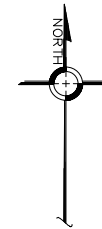
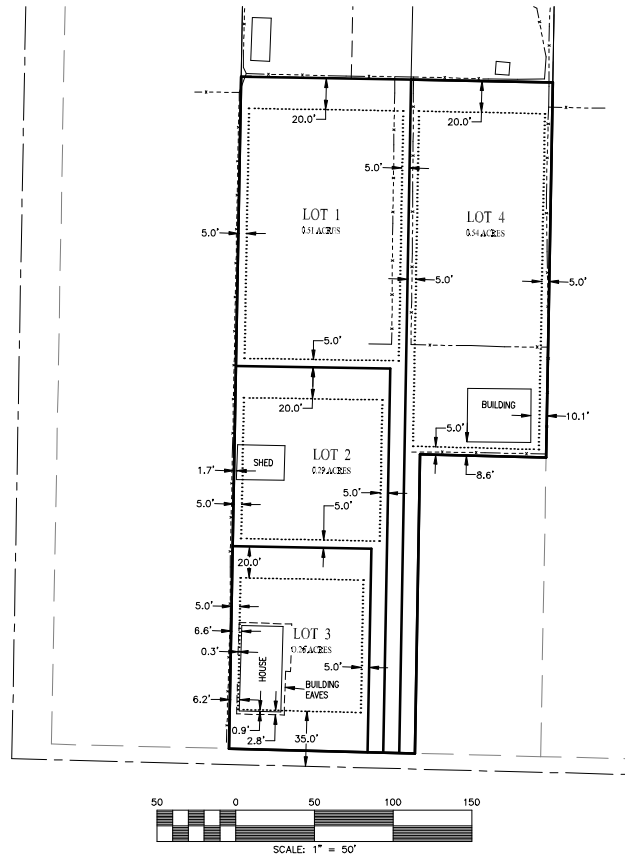
SURVEYOR

Bradley Cuddy, PLS 9165
 Cuddy & Associates, Inc.
 P.O. Box 64
 Orofino, ID 83544
 (208) 476-4643

17816-D Highway 17 Orofino, ID 83544 (208) 476-4643 bradley.cuddy@cuadysurvey.com	DATE: OCTOBER 3, 2023 DRAWN BY: JPF CHECKED BY: BOC FILE NAME: Pierce 2022 BLS Survey and Plat Final.dwg LOCATION: T35N R5W S8, B.M.

PRELIMINARY PLAT OF
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**DETAIL FOR
 BUILDING SETBACKS**



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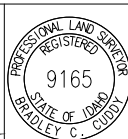
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Bradley Cuddy 10-1-25
 BRADLEY C. CUDDY, PLS 9165 DATE



DEVELOPER/OWNER

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 Julie and Jim Pierce
 706 Stewart Ave.
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SURVEYOR

Bradley Cuddy, PLS 9165
 Cuddy & Associates, Inc.
 P.O. Box 64
 Orofino, ID 83544
 (208) 476-4643

13510 Highway 17 Orofino, ID 83544 (208) 476-4643 bradley@cuddyassociates.com	
PROJECT: PIERCE, JULIE	DATE: OCTOBER 3, 2023
SHEET: 3 OF 4	DRAWN BY: JPP
REVISED BY:	CHECKED BY: BOC
FILE NAME: Pierce 2022 BIA Survey and Plat Final.dwg	
LOCATION: T35N R5W S8, B.M.	

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 CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF THE CITY OF LEWISTON, IDAHO.

ENGINEER, CITY OF LEWISTON, IDAHO _____ DATE _____

CITY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND COMPLIES
WITH IDAHO CODE, TITLE 50, CHAPTER 13.

SURVEYOR, CITY OF LEWISTON, IDAHO

CITY CLERK

I HEREBY CERTIFY THAT THIS PLAT AND THE DEDICATIONS AND EASEMENTS SHOWN HEREON WERE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LEWISTON AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

CLERK, CITY OF LEWISTON, IDAHO DATE

PUBLIC HEALTH-IDAHO NORTH CENTRAL DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

ENVIRONMENTAL HEALTH SPECIALIST
PUBLIC HEALTH—IDAHO NORTH CENTRAL DISTRICT

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR _____ AND PRECEDING YEARS.

TREASURER, NEZ PERCE COUNTY, IDAHO DATE

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF
THE RECORDER OF NEZ PERCE COUNTY, IDAHO AT THE REQUEST OF _____
THIS _____ DAY OF _____,
2023, AT _____ O'CLOCK _____ M., AND DULY RECORDED IN PLAT BOOK _____
AT PAGES _____ AS INSTRUMENT NUMBER _____

RECORDED, NEZ PERCE COUNTY, IDAHO

DESCRIPTION OF EXTERIOR PLAT BOUNDARY

A parcel of land being located in Lot 4, Block 17, Lewiston Orchards Tract Number 2 to the City of Lewiston, Situate in Section 8, Township 35 North, Range 5 West, Boise Meridian, City of Lewiston, Nez Perce County, Idaho, more particularly described as follows:

Commencing at a found 2 1/2" diameter brass cap marking the intersection of Vista Avenue and 7th Street; thence, following along the centerline of Vista Avenue, South 89°26'30" East a distance of 137.86 feet to a found 1 1/2" diameter brass cap marking the intersection of Vista Avenue and the centerline of 7th Street; thence, following the line of Vista Avenue and a found 1 1/2" diameter brass cap, said point being the TRUE POINT OF BEGINNING; thence, South 00°08'10" East a distance of 428.84 feet to a found 5/8" diameter brass cap; thence, South 90°00'00" East a distance of 108.61 feet to a found 1 1/2" diameter brass cap marked PLS 9165; thence, South 89°44'53" East a distance of 30.00 feet to a found 1 1/2" diameter brass cap marked PLS 9166; thence, South 23°38'37" East a distance of 30.00 feet to a found 5/8" diameter brass cap marked PLS 9165; thence, South 89°26'30" West a distance of 80.00 feet to a found 1 1/2" diameter brass cap; thence, South 00°08'10" West a distance of 190.01 feet to a found 1 1/2" diameter brass cap marked PLS 9167; thence, following the centerline of 7th Street along said right of way line, North 89°26'30" West a distance of 118.00 feet to the TRUE POINT OF BEGINNING.

DEED OF TRUST CONSENT

COLUMBIA STATE BANK, IT SUCCESSORS AND ASSIGNS, AS BENEFICIARY OF A DEED OF TRUST RECORDED August 12, 2016 AS INSTRUMENT NO. 841970, DO HEREBY CONSENT TO THIS SUBDMISION AND CONDITIONS THEREOF AS EVIDENCED BY THE SIGNATURES OF THE AUTHORIZED SIGNER(S) OF THE CORPORATION BELOW.

SIGNATURE _____ DATE _____
NAME (PRINTED): Douglas Purdy
CORPORATE TITLE: Vice President/Branch Manager, Umpqua Bank
(formerly Columbia Bank)

ACKNOWLEDGMENT

STATE OF IDAHO) S.S.
COUNTY OF NEZ PERCE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS PURDY, KNOWN OR IDENTIFIED TO ME TO BE THE AUTHORIZED SIGNER(S) OF COLUMBIA BANK, IT SUCCESSORS AND ASSIGNS, THE CORPORATION THAT EXECUTED THE FOREGOING DEED OF TRUST CONSENT OR THE PERSONS WHO EXECUTED THE FOREGOING DEED OF TRUST CONSENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS THEREOF, THIS _____ DAY OF _____, 20____, I SET MY HAND AND AFFIX MY SEAL.

NOTARY PUBLIC, IN AND FOR THE STATE OF _____

RESIDING AT

MY COMMISSION EXPIRES

© 2023, Cuddy & Associates

RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF NEZ PERCE } SS

FILED FOR RECORD _____ AT _____ : _____ M.
AT THE REQUEST OF _____

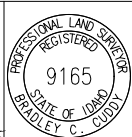
COUNTY RECORDER

FEES \$ _____
INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

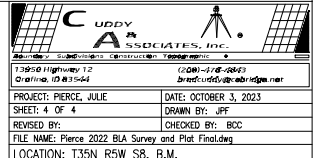
BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF DR. JAMES AND JULIE PIERCE.

Bradley Cuddy 10-1-24
BRADLEY C. CUDDY, PLS 9165 DATE



DEVELOPER/OWNER
Dr. James and Julie Pierce
706 Stewart Ave.
Lewiston, ID 83501
(208) 816-1736

SURVEYOR
Bradley Cuddy, PLS 9165
Cuddy & Associates, Inc.
P.O. Box 64
Orofino, ID 83544
(208) 476-4643









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

This document shall serve as memorialization of the rationale for the recommendation to Lewiston City Council, approving, approving with conditions, or denial of a Subdivision Preliminary Plat, which shall be based upon relevant criteria and standards, including the Lewiston Comprehensive Plan, Lewiston City Code, and Idaho Code. *See I.C. § 67-6535.*

- I. APPLICATION NUMBER:**
SUB22-000002
- II. APPLICANT'S NAME AND ADDRESS:**
MacAnna, LLC
Julie and Jim Pierce
706 Stewart Avenue
Lewiston ID, 83501
- III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
1.6 Acres of land located at 705 Vista Avenue, Lewiston, Idaho.
- IV. IDENTIFICATION OF ZONING DISTRICT AND FUTURE LAND USE DESIGNATION OF SUBJECT PROPERTY:**
Low Density Residential (R-2A) Zone, Neighborhood Residential
- V. DATE OF CONSIDERATION:**
November 12, 2025
- VI. NAME OF GOVERNING BODY:**
City of Lewiston Planning and Zoning Commission
- VII. NATURE OF SUBJECT APPLICATION:**
Application for approval of subdivision preliminary plat.
- VIII. DECISION:**
The Lewiston Planning and Zoning Commission recommends **APPROVAL** of SUB22-000002 (MacAnna Addition - Preliminary Plat).

IX. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

None.

X. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this subdivision administrative plat:

1. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 32 (Subdivisions) of the Lewiston City Code. Lewiston City Code § 32-2 (Purpose and Intent) states:
 - (a) The purpose of this chapter is to provide for the orderly growth and harmonious development of the City of Lewiston, to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to insure consideration for adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal descriptions; and to provide logical procedures for the achievement of this purpose.
 - (b) Its interpretation and application, the provisions of this chapter are intended to provide a common ground of understanding and a sound equitable working relationship between the public and private interests to the end that both independent and mutual objectives can be achieved in the subdivision of land. Applicable commentary:

The MacAnna Addition preliminary plat proposes to subdivide approximately 1.6 acres of land into 4 residential lots. The MacAnna Addition subdivision is located on the north side of Vista Avenue between 7th Street and 8th Street. An existing single family residence currently occupies proposed Lot 3, and existing accessory buildings occupy Lots 2 and 4. The applicant's proposed lot configuration utilizes one standard lot with a frontage width that meets or exceeds the minimum lot width for the R2A zone, and 3 flag lots with a shared access driveway conforming to the requirements contained in Section 37-124 of City Code. The applicant proposes to create a shared access driveway conforming to the requirements of Section 37-124(d)(3), to serve lots 1, 2, and 4. Included in the shared access driveway requirements are the obligation to provide a paved 20 foot wide fire apparatus access road, and include provisions for mutual maintenance agreements and nonexclusive access easements on the recorded final plat. Due to the depth of the proposed flag lots, a Fire Apparatus Access turn-around conforming to the requirements established in the Lewiston Fire Department's Standard Operating Procedure #906, will be required to be constructed at the north end of the shared access driveway. The City Fire Marshal also noted in the preliminary plat review, that depending on structure placement on Lots 1 and 4, a new fire hydrant at the site entrance may be required. Frontage improvements along Vista Avenue are required to be satisfied by constructing curb, gutter, and sidewalk with asphalt patch-back, or by payment of a Fee-in-Lieu-of construction at the applicant's discretion. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Lewiston Orchards Sewer District,

and the utility districts have indicated their intent to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

2. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 37 (Zoning Code) of the Lewiston City Code. Lewiston City Code § 37-2 (Purpose) states: “The purpose of this chapter is to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.” Applicable commentary:

The proposed plat adheres to the requirements for the R-2A Zone which were established to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.

3. The proposed subdivision **will** be in compliance with Chapter 37 (Zoning) of the Lewiston City Code standards (unless otherwise waived by Conditional Use Permit or Variance) to include meeting the minimum lot depth, minimum lot width, and minimum lot area standards as set forth by the zoning district which it is located in. Applicable commentary:

The proposed subdivision was reviewed by the City of Lewiston Community Development Department, and Community Development staff confirmed that the proposed subdivision is in compliance with applicable standards contained in Chapter 37 of Lewiston City Code, and meets the lot configuration requirements for lot width, lot depth, and lot size as established for the applicable R-2A zone.

4. The proposed subdivision **will** be in conformance with the Lewiston Comprehensive Plan’s requirements and objectives. Applicable commentary:

The proposed subdivision is in conformance with the Lewiston Comprehensive Plan which includes the subject property in the Neighborhood Residential - Future Land Use Designation area. The proposed subdivision promotes the desired Neighborhood Residential characteristics by providing a relatively low intensity residential neighborhood with adequate street and utility access.

5. The proposed subdivision **does** include the entire tract of land, unless an approved preliminary plat, planned unit development (PUD), or approved development master plan shows development in phases. Applicable commentary:

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

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

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

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

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

8. The proposed subdivision **does not** contain all or any part of the site of a proposed park, school, flood control facility, or other public area as shown by the City's Comprehensive Plan or future acquisitions map.

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

9. The proposed subdivision **is not** within a known floodplain. Applicable commentary:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) do not indicate that the platted property is located in a designated floodplain.

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

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

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

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

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

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

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

Not applicable.

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

Not applicable.

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

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

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Specialist

Memo



To: Lewiston Planning & Zoning Commission
From: Joel D. Plaskon, City Planner, AICP
Cc: Shannon Grow, Community Development Director; Katie Hollingshead, Assistant Planner
Date: 10/31/25
Re: ZA-05-25

Staff, developers, & commercial property owners have been encountering challenges related to administering the parking lot provisions of the zoning code, most specifically regarding parking lot reconstruction. To resolve the matter, staff has drafted zoning code amendments for consideration by the Planning & Zoning Commission (the Commission). While drafting the amendments, staff identified provisions not necessarily related to the original problem, but deserving consideration for improvement. These matters can generally be described as inconsistencies, redundancies, conflicts, unnecessary provisions, overly burdensome provisions, and provisions lacking clarity. Therefore, staff also drafted amendments to further improve the parking lot provisions of the zoning code and will present a package of amendments for consideration by the Commission at the 11/12/25 Commission meeting. Staff asks the Commission to initiate the draft amendments (or a modified version thereof) for public hearing if the Commission deems it appropriate.

ZA-05-25, Parking Lots (for 11-12-25 P&ZC initiation)

Sec. 37-3. - Definitions.

modified

As used in this chapter:

Parking lot means a two thousand four hundred (2,400) square feet or more parcel area of land devoted to parking spaces for more than five (5) motor vehicles.

Commented [JP1]: 2,400 s.f. is the area of land required for 6 parking spaces, i.e. more than 5.

Sec. 37-146. General provisions, off-street parking and loading.

The general provisions for off-street parking and loading shall be as follows:

- (1) The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. No building ~~or other~~ permit, parking lot construction permit, or parking lot reconstruction permit shall be issued until plans are presented which show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building ~~or other~~ permit, parking lot construction permit, or parking lot reconstruction permit is issued shall be conditional upon the ~~unqualified~~ continuance ~~and of~~ availability of the amount of parking and loading space required by this chapter. Should the owner or occupant of any lot or building change the use to ~~which the lot or building is put, thereby a use which requires more parking than the immediately previous use, according to Sec. 37-149 of this article, increasing off-street parking or loading requirements,~~ it shall be a violation of this chapter to begin or maintain such altered use until such time as the increased off-street parking or loading requirements are complied with.

The construction, reconstruction or expansion of any parking lot within the City of Lewiston or the installation of impervious surfaces in excess of ~~five~~ two thousand four hundred (2,400) square feet shall require approval of a parking ~~or storage~~ lot construction permit issued by the community development department. All said construction, reconstruction or expansion of parking lots shall comply with the provisions of this article and city standards and construction of all other impervious surfaces shall comply with city standards. In addition thereto, a dust palliative is required on all preexisting unpaved parking lots. The owner shall apply a dust palliative approved by the city engineer prior to June 1 of each year.

Commented [SG2]: Remind me why we are decreasing this. 2,000 square feet seems pretty small, especially when that is going to trigger landscaping requirements.

Commented [JP3R2]: It's because this change will make this provision consistent with the definition of "parking lot reconstruction" in Sec. 37-3 & because 2,000 square feet is the square footage it takes for more than 4 parking stalls, & we don't treat 4 or fewer parking stalls as a "parking lot," so 2,000 square feet matches that threshold.

Application for said parking or storage lot construction permit shall be accompanied by a parking lot permit review fee as provided by resolution of the city council, except when said construction is a part of the construction or reconstruction of a structure permitted under a valid building permit issued by the department.

- (2) The zoning official may utilize surveys of similar uses or nationally recognized sources to determine the requirements for types of buildings and uses, whether or not specifically listed herein or at the request of the landowner.
- (3) Outdoor seating areas shall be included in calculating floor area for determining off-street parking requirements.
- (4) When several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately, unless it can be determined that the hours of operation for the uses do not overlap.
- (5) Owners of two (2) or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided, that satisfactory legal evidence is presented to the city in the form of deeds, leases, or contracts to establish the joint use.

ZA-05-25, Parking Lots (for 11-12-25 P&ZC initiation)

- (6) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling.
- (7) Outside of the central business district, required parking spaces shall be located on the same lot as the building or use they are required to serve, or, if located on a different lot, then they shall not be farther than three hundred (300) feet from the building or use they are required to serve, as measured in a straight line from the building. Within the central business district, required parking spaces shall not be located farther than one thousand three hundred twenty (1,320) feet from the building or use they are required to serve, as measured in a straight line from the building.
- (8) Required parking spaces shall be available for the parking of passenger automobiles for residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- ~~(9) Unless otherwise provided, required parking and loading spaces shall not be located in a yard required by this chapter.~~

~~Sec. 37-147. Preexisting parking and vehicle storage lots.~~

~~The standards enumerated in sections 37-146, 37-151(b)(2) and 37-153 of this Code shall not apply to parking and vehicle storage lots developed prior to April 22, 1991, but shall apply to said lots when new construction or major remodeling, as defined by section 31-2 of this Code, occurs on the property which the parking or vehicle storage lot serves. In addition thereto a dust palliative is required on all preexisting unpaved parking and vehicle storage lots. The owner shall apply a dust palliative approved by the city engineer prior to June 1 of each year.~~

Sec. 37-151. Design requirements for parking lots.

- (a) ~~Except for parking of five (5) or fewer contiguous parking spaces,~~ Parking required by section 37-149 of this Code and associated driveways and vehicle maneuvering areas shall be surfaced with asphalt, concrete, brick, other impermeable surface or other permeable pavers or other surface system of materials manufactured and designed specifically for vehicular parking and constructed so as to uphold the weight of firefighting apparatus. A gravel surface, compacted or not, shall not qualify as a permeable surface system of materials manufactured and designed specifically for vehicular parking. Parking spaces required under this Code shall be striped. Wheel stops shall be provided for any required parking that abuts a public or private sidewalk or path improved and intended for people to walk, except where such sidewalk or walking path is six (6) feet or more in width. Required parking shall meet the dimensional and other currently adopted design standards established by the public works department of the city, including storm water runoff and ingress/egress.

Sec. 37-153. Landscaping.

- (b) Landscaping shall be required for all off-street parking areas for more than five (5) vehicles, which is two thousand four hundred (2,400) square feet or more of parking, except for those uses enumerated in subsection (j) of this section and to provide landscaped buffers between public rights-of-way and parking lots areas, subject to the following provisions:
 - (1) A five-foot minimum buffer strip is required between the parking lot and public rights-of-way with a minimum of one (1) one and one-half-inch caliper shade tree and five (5) shrubs every thirty-five (35) linear feet.
 - (2) All parking lots under ten thousand (10,000) square feet of vehicular surface area shall have a minimum of two-foot wide perimeter planting area around that portion of the parking area not adjacent to the public rights-of-way. All lots over ten thousand (10,000) square feet are to have a minimum of five-foot perimeter planting strip around that portion of the parking area not adjacent to

Commented [JP4]: This clarifies the change from 2,500 to 2,400 in the table below.

ZA-05-25, Parking Lots (for 11-12-25 P&ZC initiation)

the public right-of-way. All perimeter planting strips are to have a minimum of one (1) shade street of one and one-half-inch caliper and five (5) shrubs every thirty-five (35) linear feet.

- (3) Interior landscaping is to be a percentage of the total vehicular surface area and is in addition to the perimeter and right-of-way landscaping requirements.

Vehicular surface area	Percent of interior landscaping
2,540—6,999 square feet	3%
7,000—49,999 square feet	5%
50,000—149,000 square feet	8%
150,000 or larger	10%

- ~~(c) In the commercial (C), manufacturing (M) zones, airport (A) and port (P) zone, all required front yard setbacks shall be landscaped. Landscaping shall consist of a minimum of one (1) tree of one and one-half inch caliper and five (5) shrubs per thirty-five (35) linear feet.~~
- ~~(f) A performance bond may be required to ensure compliance with this section and to cover maintenance for a period not to exceed one (1) year after time of planting.~~
- (g) An occupancy permit shall not be issued by the community development department until the required landscaping is completed. Occupancy of a building is not allowed unless the following condition applies:
- (1) If, due to seasonal weather considerations, it is not feasible to install required landscaping, a temporary certificate of occupancy may be issued ~~after a performance bond or other security instrument acceptable to the city attorney has been posted with the city in the amount of one hundred twenty-five (125) percent of the value of the required improvements, upon showing by the property owner of a written commitment to install the required landscaping by a date certain not greater than six (6) months from the issuance of the occupancy permit and contacting the Community Development Department for inspection thereof.~~
- ~~(i) In all manufacturing and commercial zones, all undeveloped land areas that were disturbed during the construction phase, excluding the building footprints and parking areas, shall be leveled to grade, removing all surface irregularities, weed growth and construction debris in preparation for installation of approved erosion control measures. All areas that were previously disturbed during the construction phase and subsequently prepared for seeding, must be properly planted with specified grass during the first seasonally appropriate planting period. All areas which will not be seeded with grasses shall be stabilized with approved erosion control measures prior to issuance of a certificate of occupancy for the primary structure.~~
- (j) Exemptions:
- (1) Single-family residential off-street parking areas;
- (2) Properly licensed auto and vehicle dealers are exempt from providing landscaping within the interior of the sales and display area.
- ~~(3) Parking areas for five (5) or fewer contiguous parking spaces.~~

Commented [JP5]: This is redundant to the parking lot landscaping requirement specified herein above, & most of these zones don't have required front yards, anyhow.

Commented [JP6]: This is redundant to the parking lot landscaping requirement specified herein above, & most of these zones don't have required front yards, anyhow.

Commented [JP7]: Grading & erosion control regulation does not belong in the Zoning Code.