



Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
January 28, 2026 - 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 JANUARY 14, 2026 MEETING MINUTES (ACTION ITEM)

B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP-25-6 BY CHARLENE RICARD OF ABILITY INTERVENTIONS LLC (ACTION ITEM):: The applicant requests Conditional Use Permit approval for a daycare center (13 or more) children at 3323 4th Street in the Low Density Residential, R2A, Zoning district. Daycare Centers are permitted as a Conditional Use in the R2A Zone subject to the special conditions of section 37-20.1(5) of Lewiston City Code. - Action Item ()

C. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-1 BY LESLIE DOTY (ACTION ITEM):: The applicant requests Conditional Use Permit approval for animal rights in the R2A zone, on a .41 acre parcel located at 727 Burrell Avenue. The applicant is requesting animal rights to place one (1) horse on the property. The applicant is asking for a waiver of standard of 13,911 square feet from the half acre (21,780 square feet) minimum livestock area. The applicant has a livestock area of 7869 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. - Action Item ()

D. DISCUSSION AND DIRECTION TO STAFF ON UPZONE ZNC24-5 (ACTION ITEM):: ZNC24-5 proposes to upzone approximately 850 properties adjacent to the 21st Street/Thain Road corridor from Low Density Residential, R2, Zone and Low Density Residential, R2A, Zone to Medium Density Residential, R3, Zone and Higher Density Residential, R4, Zone to create a buffer zone between the commercial zoning along 21st Street and Thain and the low density residential areas to the east and west. Staff has also identified pockets of C4 and C6 zoning that should be modified in these same areas to conform to the Comprehensive Plan Future Land Use map. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF FEBRUARY 11, 2026 (PUBLIC HEARING ON ZA-04-25 WIRELESS COMMUNICATION FACILITIES).

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.

January 14, 2026

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

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Emily Wolf, Vice Chair; Maureen Anderson; Shaunita Cable

COMMISSIONERS EXCUSED: Cynthia Ball;

COMMISSIONERS UNEXCUSED: Zach Battles, Kyle Harris

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

II. ELECTION OF CHAIR AND VICE CHAIR FOR 2026 (ACTION ITEM)

Commissioner Anderson nominated Commissioner Iacoboni for Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Commissioner Iacoboni

Commissioner Gabriel Iacoboni voted for Commissioner Iacoboni

Commissioner Shaunita Cable for Commissioner Iacoboni

Commissioner Emily Wolf for Commissioner Iacoboni

Commissioner Anderson nominated Commissioner Wolf for Vice Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Emily Wolf

Chair Gabriel Iacoboni voted for Emily Wolf

Commissioner Shaunita Cable voted for Emily Wolf

Commissioner Emily Wolf voted for Emily Wolf

III. CITIZEN COMMENTS

None

IV. ACTIVE AGENDA

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

Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, approval of the December 10, 2025 meeting minutes. The motion carried 4-0.

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-25-6 BY CHARLENE RICARD OF ABILITY INTERVENTIONS LLC (ACTION ITEM):

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

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

There being no questions for staff or any public testimony, Chair Iacoboni asked for applicant testimony.

Chair Iacoboni asked how many children would be in attendance.

Applicant Ricard stated she estimates to start off with 6-10 kids, but is asking for 13 or more for future use.

Commissioner Anderson asked if the rear parking lot will be for staff parking, and if the front parking lot be for pick up and drop off.

Applicant Ricard stated yes, and she also plans to fence the back area as well.

Commissioner Wolf asked how many employees will be employed and whether there will be a need for new employees.

Applicant Ricard stated that currently, there are 23 employees between their Lewiston location and their Moscow location. Lewiston location has around 12 employees. They do plan to hire 5 to 6 additional new employees.

Chair Iacoboni asked if the daycare would be open 5 days a week.

Applicant Ricard stated it would depend on the needs of the clients.

Commissioner Anderson asked the applicant for clarification on where pick up and drop-off would be located.

Applicant Ricard stated the parking lot off of 4th Street would be for pick up and drop off, and the back parking lot could also be used for pick up and drop off if needed.

Commissioner Anderson asked if there would be signs posted for pick up and drop off.

Applicant Ricard stated she can post signs if it is needed.

Chair Iacoboni asked if pick up and drop off would be scheduled for a specific time.

Applicant Ricard stated that most drop-offs are at 9 am, and the latest pickup will be at 6 pm.

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

After deliberation, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the reasoned statement approving CUP25-6. Motion passed 4-0.

C. INITIATION OF ZONING CODE AMENDMENT ZA-04-25, WIRELESS COMMUNICATION FACILITIES (ACTION ITEM):

Staff Hollingshead provided a verbal summary of code amendments to ZA-04-25, wireless communications facilities.

Commissioners Anderson and Cable moved and seconded, respectively, to initiate zoning code amendments to amend Lewiston Zoning Code Chapter 37 regarding telecommunications facilities and broadband infrastructure as recommended. The motion carried 4-0.

V. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for January 28, 2026, meeting.

All current commissioners present plan to be in attendance for the January 28, 2026, meeting, besides Commissioner Wolf, who may attend via Zoom. Staff stated there is a public hearing for a conditional use permit, and there will be a work session as well. The Planning and Zoning meeting may be moved to the Library due to the elevator being broken. There is a new Commissioner, Kyle Harris.

VI. ADJOURN

There being no further business, Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 6:15 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2026.

**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:**
CUP-25-6

- II. APPLICANT’S NAME AND ADDRESS:**
Ability Interventions, LLC
Charlene Ricard, Manager
3323 4th Street
Lewiston, ID 83501

- III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
3323 4th Street
Lewiston, ID 83501

- IV. DATE OF PUBLIC HEARING:**
January 14, 2026

- 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 a daycare center (13 or more children) at 3323 4th Street in the Low Density Residential, R-2A, Zoning District. Daycare Centers are permitted as a Conditional Use Permit in the R-2A zone subject to the special conditions of section 37-20.1(5) of Lewiston City Code.

- VII. DECISION:**
The Lewiston Planning and Zoning Commission **APPROVES CUP-25-6** subject to the special conditions listed in Lewiston City Code § 37-20.1 (5).

- 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:

Approval is subject to the special conditions contained in Lewiston City Code §37-20.1(5).

(5) *Day care center, thirteen (13) children or over.*

- (a) The size of the site is shown to be reasonable for the intended use.
- (b) The surrounding property will not otherwise be adversely affected.
- (c) Off-street parking and pick-up/drop-off area shall be provided.

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. The Planning and Zoning Commission received no testimony or evidence opposing the application or the information presented by City staff or the applicant.

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 three (3) parcels of land, approximately 0.79 acres in size, that contains a medical office building, accessory storage building, and two (2) parking lots. The medical office building was approved via Conditional Use Permit CU-37-75 in 1975 and has housed various medical practitioners over the years. The subject property currently operates as a developmental disability agency that provides intervention and support services to individuals with disabilities. Surrounding properties are a mix of commercial establishments to the west and single family and small multi-family properties to the north, south and east. There is a large soccer and recreational field a few blocks away, known as Walker Field. The proposed daycare center will operate Monday through Friday, from 9:00 a.m. to 6:00 p.m. The applicant provided testimony that while the application is for more than 13 children, the applicant intends to gradually increase daycare services to this number of children, initially starting with a smaller number of children.

The subject property is located at the intersection of 4th Street, which is a collector road, and Linden Avenue, which is a local road. Access to the main parking lot and pick up and drop off area for the proposed daycare center would be from 4th Street into the existing parking lot on the west side of the building. The Commission discussed that 4th Street, as a collector street, is identified in the Comprehensive Plan as being appropriate for the proposed daycare use. The Commission also noted that the commercial businesses on the west side of 4th Street already generate a majority of the traffic along this road during business hours. It was not anticipated that the proposed use would detrimentally increase the volume of traffic to and from the subject property or in the surrounding area.

The Commission received no testimony from the public regarding the application and discussed the lack of testimony on any potential nuisances that may be generated as a substantial factor.

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 applicant currently provides services to individuals with disabilities and is proposing to expand operations to include daycare services for children with special needs or developmental disabilities, staffed by specially trained staff. Pursuant to changes to Lewiston City Code in 2024, all new childcare facilities in Lewiston are to be licensed by the State of Idaho. Health and safety inspections will be conducted yearly by the Public Health Department, and a fire inspection will be conducted every two (2) years as a part of the licensing requirements. The Public Health Department reported that two (2) daycares within the City of Lewiston closed in 2025.

The Commission noted that mental health services in the City of Lewiston are an essential service that provide a great benefit to the public. The applicant indicated, both in the application and during her testimony, that the daycare services would be specifically for developmentally disabled children and noted that this particular kind of daycare is not one that is currently present in the community. The Commission also considered information provided in the City Staff report indicating that Public Health had reported two (2) daycare closures in 2025, which highlighted the need for new daycare providers in the community. The Commission discussed this need and relied on the applicant's testimony that, based on her work with Ability Interventions, LLC, there is a service gap for this particular type of daycare serving younger children with developmental disabilities and her goal was to fill that service gap.

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 Comprehensive Plan's Future Land Use Map designation of Neighborhood Commercial. Neighborhood Commercial areas provide low to 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. Examples of commercial

services for this designation are pharmacies, convenience stores, laundry/dry cleaning services, childcare centers, and small scale professional offices.

The subject property is three (3) city lots, approximately 0.79 acres in size, located at the corner of 4th Street and Linden Avenue. It contains a medical office building, accessory storage building and two (2) parking lots and was originally approved in 1975 under Conditional Use Permit CU-37-75 for use as a medical office with two physicians. The applicant currently operates as a developmental disability agency that provides intervention and support services to individuals with disabilities. The applicant is requesting Conditional Use Permit approval to add daycare services in addition to the other services already provided at this location.

The applicant is proposing to expand operations to include daycare services for children with special needs or developmental disabilities, staffed by specially trained staff. The daycare center would operate Monday through Friday from 9:00 a.m. to 6:00 p.m. The applicant is currently working on the landscaping at the subject property and will be required to meet the State of Idaho's standards for daycare licensing. Pursuant to changes to Lewiston City Code in 2024, all daycares in the City of Lewiston will be licensed by the State of Idaho and must comply with state licensing requirements.

The Commission noted that the proposed use is expressly called out as an intended future land use and is otherwise in harmony with the surrounding neighborhood. Further, no testimony was received by the Commission that indicated any opposition to the proposed use, or that the proposed use would not be harmonious with the area in which it will be located.

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

The subject property is currently served by existing water and sewer services, and will be inspected by the Public Health Department and Lewiston Fire Department for compliance with city, county, and state regulations as a condition of daycare licensing. The Commission did not receive any testimony from neighboring properties or the general public regarding any environmental, health or safety concerns. As a result, the Commission found that the proposed daycare center use would not endanger the environment or be a danger to public health and safety.

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 to 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. Examples of commercial services for this designation are pharmacies, convenience stores, laundry/dry cleaning services, childcare centers, and small scale professional offices.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP-25-6

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Additionally, the subject property is located in the Low Density Residential, R-2A, Zoning district and is surrounded by single family and small multifamily residences on the north, east, and south sides. Properties to the west include several medical offices and professional centers, operating under approved conditional use permits.

The Commission noted that the following goals, objectives and actions in the Comprehensive Plan applicable to the applicant's proposed were met, including:

- LU.1.3: Balance land uses. Establish land use patterns that accommodate various land uses in proportion to the needs of the community.
- LU.1.3.2: Evaluate the zoning code to enable compatible uses in more locations to minimize the distance between residences and needed services.
- ED2.2: Support partners to mitigate barriers to employee retention. Collaborate with appropriate organizations to help retain Lewiston's workforce.

Additionally, the Commission agreed that the subject property's location in the Neighborhood Commercial designation made it an appropriate location for a low intensity use such as a daycare center since it was expressly identified as an anticipated use. The Commission also noted that the commercial uses across 4th Street were likely more intense uses than the addition of the proposed daycare center, making the proposed daycare center and existing services provided at the subject property compatible with the surrounding area.

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:

The subject property is currently serviced by water and sewer services. There was no testimony received that indicated the future demands on these services will change as a result of the applicant's conditional use. Additionally, the City received the following comments related to the application:

- From the Fire Department: "Plans/permits shall be submitted to the building department for the change of occupancy (currently B occupancy to E or I). Current license for the facility does not include plans/details indicating use of the accessory structure and will need to be provided prior to any use other than storage. Fire approves the CUP provided the facility complies with IBC/IFC requirements.
- From the Public Works Department, Engineering Division; "No comments. Approved."

The Commission received information from the Assistant City Planner that additional political subdivisions were notified of the application and solicited for comment, and only those City departments above provided comment. No objections were received regarding the application from any other political subdivision. The Commission relied on the lack of testimony from political subdivision 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 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.

8. The proposed use complies with the special conditions contained in Lewiston City Code § 37-20.1(5)

The subject property is three (3) city lots, approximately 0.79 acres in size, located at the corner of 4th Street and Linden Avenue. It contains a medical office building, accessory storage building and two (2) parking lots and was originally approved in 1975 under Conditional Use Permit CU-37-75 for use as a medical office with two physicians. The applicant currently operates Ability Interventions, LLC, which provides intervention and support services to individuals with disabilities. The applicant is requesting Conditional Use Permit approval to expand operations to include daycare services in addition to the other services already provided at this location. The proposed daycare center will operate Monday through Friday, from 9:00 a.m. to 6:00 p.m. The applicant provided testimony that while the application is for more than 13 children, the applicant intends to gradually increase services to this number of children, initially starting with a smaller number of children.

The Commission found that the size of the property would be appropriate for the proposed use since the subject property offers two (2) parking areas, one that would be primarily for staff entering the building on the east side and a larger parking lot that would provide a pick up and drop off area for parents on the west side of the building. The separate parking areas also directed the more intense traffic to the 4th Street entrance, limiting the amount of traffic using the Linden Avenue entrance to staff. The Commission discussed how compared to the other uses in the neighborhood the addition of the proposed daycare center would likely be a less intense use than the previously approved two provider medical office use, which could have had numerous patient appointments throughout the day. The Commission noted the applicant's testimony related to gradually growing the daycare services would allow time for all to adjust. The Commission discussed the proposed hours of operation and found them to be comparable to a medical office, with no services being provided during the evening or on weekends.

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:	_____
Hearing Date:	_____
Nature of CUP Application:	_____

APPLICATION FOR CONDITIONAL USE PERMIT

(Pre-application meeting strongly encouraged)

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

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

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

APPLICANT INFORMATION

Full Name: Doty, Leslie M. Date: 12/12/25
Last First M.I.

Address: 727 Burrell Ave Apartment/Unit #
Street Address

Lewiston, Idaho 83501
City State ZIP Code

Phone: (208)816-1271 Email: [REDACTED]

OWNERSHIP INFORMATION

Property Owner Name: Doty, Leslie M.

Phone: (208)816-1271 Email: [REDACTED]

Mailing Address: 727 Burrell Ave

PROPERTY INFORMATION

Street Address of Subject Property: 727 Burrell Ave

Subdivision Name: Lewiston orchards deed info 20120203 Tract# 1 Block: 12 Lot: 7

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

Property Zoning: R2A

NATURE OF YOUR REQUEST

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

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

PLAN INFORMATION

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

Site plans shall include the following:

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

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

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

APPLICATION SUBMITTAL AND PROCESSING

Incomplete applications will not be processed.

Application fee must be paid at the time of submittal.

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

APPLICANT'S CERTIFICATION

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

Signature of Applicant: 

Date: 1/5/20

The Property Owner hereby authorizes this application:

Signature of Owner: 

Date: 1/5/20

Nature of my request....

1. I would like to be able to keep my horse on my property from time to time to aid in his training, to keep down some of the grass and weeds that grow in my back field and to have him conveniently near so my granddaughter can work with him for 4H. I'm not grandfathered in to have horses because I haven't had them the whole time that I have lived there and I have just under a half acre. It is currently all fenced with chain link but I will refence it with an appropriate fence
2. Avista Utilities and L.O.I.D irrigation and city water
3. A.) I cannot imagine that I could possibly generate more noise than the 5 dogs to my East, 1 to the North, or three to the West of my back field do...and the 1 immediately west of my house that they leave out to bark incessantly at all hours. It should decrease the current dust and fire hazard that is there in the late summer and fall because I will keep it watered and green instead of letting it die so I don't have to mow it.
B.) Not a public necessity, or benefit but not any kind of negative affect on the public either.
C.) There are other homes in the area with livestock back behind their homes on bigger lots in the orchards so it will fit right in.
D.) He will be kept healthy and have regular vet checks, worming, and vaccinations. Poop will be scooped weekly in the winter more often the rest of the year as day light allows.
E.) My understanding is the city of Lewiston recognizes and supports the right to keep and raise livestock.

I am requesting a waiver from the $\frac{1}{2}$ acre of dedicated pasture area. fenced area that the horse would be kept in is 7869sqft. approx. will not be kept at my house full time just brought in for training purposes and so my granddaughter can work with from time to time. He is only 8 months old and will spend most of his time out of town where he will have other horses to be with.



Fwd: Leslie Doty petition for Conditional Use Permit

1 message

Dawn Ortiz <dortiz@cityoflewiston.org>

Wed, Jan 21, 2026 at 10:59 AM

To: Katie Hollingshead <khollingshead@cityoflewiston.org>, Joel Plaskon <JPlaskon@cityoflewiston.org>

for packet

Dawn Ortiz

Community Development Office Supervisor

City of Lewiston



T 208.746.1318 Ext 7265

215 D Street

P.O. Box 617

Lewiston, ID 83501

www.cityoflewiston.org

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

From: **Victor & Elizabeth Racicot** <littleguyshouse@gmail.com>

Date: Wed, Jan 21, 2026 at 10:52 AM

Subject: Leslie Doty petition for Conditional Use Permit

To: <dortiz@cityoflewiston.org>

To: Lewiston Planning and Zoning Commission

From: Victor and Elizabeth Racicot

[731 Burrell Ave.](#)

[Lewiston, ID](#)

Date: 1-21-26

Re: Ms. Doty's Conditional Use Permit

We are neighbors of Ms. Doty sharing an adjoining property line. We wish to express our support of Ms. Doty's petition to waive the square footage requirement for the purpose of pasturing her young horse.

The horse is very calm and quiet and seems content with the pasturage he currently has available. Ms. Doty has twice expanded the square footage of his coral allowing him to trot at will and chase a large

toy ball around the coral. We have observed her providing sufficient food, water and attention to his needs, such as scooping manure out of his enclosure, feeding him some treats and constructing a rain shelter.

Through our conversations with Ms. Doty, we have come to understand that while the horse is young she wishes to have him in his current coral for training purposes and that he will not be permanently housed in

her back yard. She has stated that she has a friend living outside of Lewiston who has acreage and horses where Ms. Doty intends to pasture her horse on a more permanent basis once she believes her horse to be sufficiently trained.

Our property is about twice the square footage of that of Ms. Doty. We have offered her the use of our back yard should she need to tether him temporarily elsewhere while cleaning or reconfiguring his coral. And have suggested that if she needs a larger space to train her horse on a lunge line, she has our permission to use part of our back yard for that purpose.

Again, we have no objections to Ms. Doty keeping her young horse in her back yard and wish to support her petition for a square footage waiver. We encourage to Commission to look favorably upon her petition.

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 January 28, 2026 at 5:30 pm.

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

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

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

PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-1 BY LESLIE DOTY (ACTION ITEM): The applicant requests Conditional Use Permit approval for animal rights in the R2A zone, on a .41 acre parcel located at 727 Burrel Avenue. The applicant is requesting animal rights to place one (1) horse on the property. The applicant is asking for a waiver of standard of 13,911 square feet from the half acre (21,780 square feet) minimum livestock area. The applicant has a livestock area of 7869 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.

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 January 27, 2026** 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.

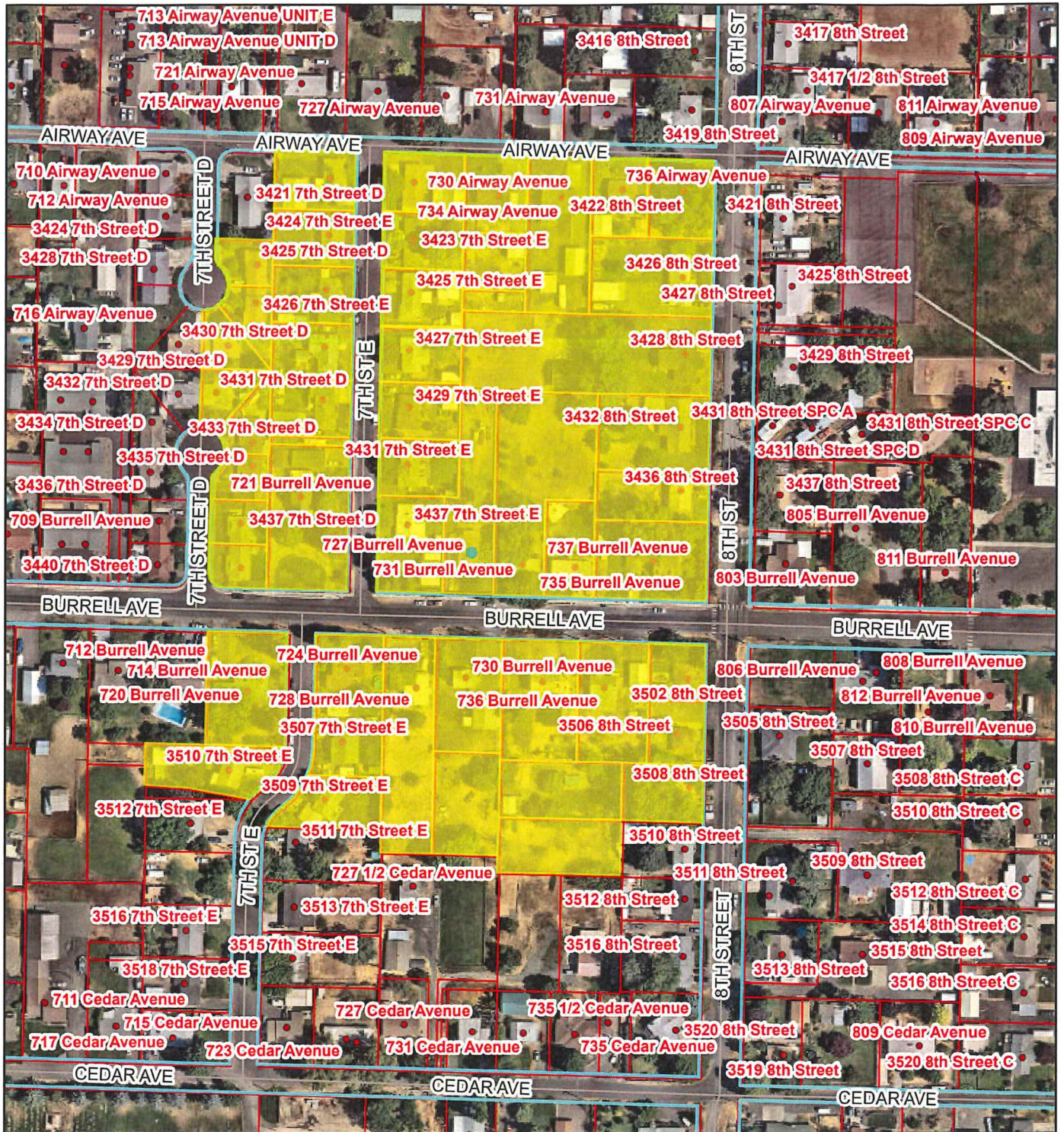
Public Hearing notice publication date: Sunday January 11, 2026.

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

OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP
ADAMSON RICHARD L JR &	ADAMSON TAMMY L	730 AIRWAY AVE	LEWISTON	ID	83501
MOORE KAROL &	GOLDNER KATHY	3426 7TH STREET E	LEWISTON	ID	83501
ROBERTS KENNETH W		3430 7TH STREET E	LEWISTON	ID	83501
BAUSCH MAX &	LUMLEY ANDREA	735 BURRELL AVE	LEWISTON	ID	83501
KELLY MICHAEL T &	KELLY CARRIE	737 BURRELL AVE	LEWISTON	ID	83501
DALTON ESTHER R &	DALTON JEREMY S	732 BURRELL AVE	LEWISTON	ID	83501
WESTBROOK PATRICK E &	WESTBROOK JESSICA C	3510 7TH STREET E	LEWISTON	ID	83501
LANNING AMY L		3439 7TH STREET D	LEWISTON	ID	83501
GROSECLOSE-LARABEE DIANA &	GROSECLOSE DAN &	727 1/2 CEDAR AVE	LEWISTON	ID	83501
PETERSON JOHN A &	PETERSON LUCRISSA	3508 8TH ST	LEWISTON	ID	83501
DOTY LESLIE M		727 BURRELL AVE	LEWISTON	ID	83501
HUNTLEY CAMIE RENA		3436 8TH ST	LEWISTON	ID	83501
HERCULA NATHAN E &	HERCULA NATALIE R	3506 8TH ST	LEWISTON	ID	83501
SANDER STEVEN J		736 AIRWAY AVE	LEWISTON	ID	83501
MCCOLLUM STEPHEN &	GLOVER PAMELA R	3428 8TH ST	LEWISTON	ID	83501
RANKIN NATHANAEL		3427 7TH STREET E	LEWISTON	ID	83501
RIGGERS KYLE T &	RIGGERS ANNA L	3432 8TH ST	LEWISTON	ID	83501
SMITH ROCKY P &	SMITH KAREN S	720 BURRELL AVE	LEWISTON	ID	83501
MARTIN JOHN WILLIAM &	MARTIN KATHERINE	730 BURRELL AVE	LEWISTON	ID	83501
ROBERTS KENNETH W &	ROBERTS JUDITH ANN	3430 7TH ST E	LEWISTON	ID	83501
BACON WALTER K		3425 7TH STREET E	LEWISTON	ID	83501
BACON WALTER K		3425 7TH ST E	LEWISTON	ID	83501
WOOD JAMES R &	WOOD PATRICIA A	3428 7TH STREET E	LEWISTON	ID	83501
LODGE DOUG D		3429 7TH ST E	LEWISTON	ID	83501
ROSS KIMA		736 BURRELL AVE	LEWISTON	ID	83501
BARRICK KORINE LYNN		3507 7TH STREET E	LEWISTON	ID	83501
PETERSON JOHN A &	PETERSON LUCRISSA	3508 8TH ST	LEWISTON	ID	83501
HUFF MATTHEW B		728 BURRELL AVE	LEWISTON	ID	83501
WONG HERMAN		3435 7TH STREET D	LEWISTON	ID	83501
ADAMSON RICHARD L JR &	ADAMSON TAMMY L	730 AIRWAY AVE	LEWISTON	ID	83501
FARNSWORTH GARRETT J		3431 7TH STREET E	LEWISTON	ID	83501
RACICOT VICTOR R &	ALLEN-RACICOT ELIZABETH MARIE	731 BURRELL AVE	LEWISTON	ID	83501

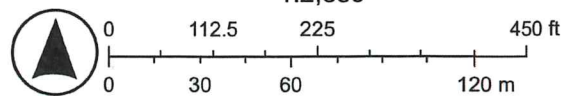
GUENTHER HOWARD D		3421 7TH STREET E	LEWISTON	ID	83501
SMITH CODY C		3423 7TH STREET E	LEWISTON	ID	83501
KRISHER JENNIFER		3427 7TH STREET D	LEWISTON	ID	83501
VANHORN LINDA JOAN		3424 7TH STREET E	LEWISTON	ID	83501
DICKEY NORMA JEAN		3437 7TH STREET D	LEWISTON	ID	83501
CALENE KEVIN L &	CALENE LAUREL L	724 BURRELL AVE	LEWISTON	ID	83501
MAININI JOHN S &	MAININI HEATHER K	3509 7TH STREET E	LEWISTON	ID	83501
FREEMAN LINDA LIVING TRUST		3502 8TH ST	LEWISTON	ID	83501
ADAMSON RICHARD L JR &	ADAMSON TAMMY L	730 AIRWAY AVE	LEWISTON	ID	83501
WOODRUFF PATRICK R		734 AIRWAY AVE	LEWISTON	ID	83501
CASH KEVIN M &	CASH TERESA M	3425 7TH STREET D	LEWISTON	ID	83501
COOK JOHN W		3422 7TH STREET E	LEWISTON	ID	83501
LEWIS DIANE M		3433 7TH STREET D	LEWISTON	ID	83501
WRIGHT CHRISTOPHER G &	WRIGHT APRIL J	3437 7TH STREET E	LEWISTON	ID	83501
MILLS HAROLD &	MILLS ALICE	1019 GRELLE AVE	LEWISTON	ID	83501
ADAMS PAMELA S		3429 7TH STREET D	LEWISTON	ID	83501
FICKENWIRTH KYLE &	FICKENWIRTH ASHLEY	721 BURRELL AVE	LEWISTON	ID	83501
BENEDICT MAXINE J &	FINE SUSAN J &	3422 8TH ST	LEWISTON	ID	83501
LECATES BROOKS		3510 8TH ST	LEWISTON	ID	83501
GRAYBILL G J &	GRAYBILL VICTORIA G	3426 8TH ST	LEWISTON	ID	83501

City of Lewiston



1/6/2026, 1:50:50 PM

- adSites result
- City Limit
- ROW
- Street
- Address
- adSites



Microsoft, Vantor



PLANNER'S STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

Date: 1/15/2026

Case File Number: CUP-26-1

Applicant:

Leslie Doty
727 Burrell Avenue
Lewiston, ID 83501

Property Owner:

Leslie Doty
727 Burrell Avenue
Lewiston, ID 83501

Site Location:

727 Burrell Avenue
Lewiston, ID 83501

Request/Proposal: The applicant requests Conditional Use Permit approval for animal rights in the R2A zone, on a .41 acre parcel located at 727 Burrell Avenue. The applicant is requesting to place one (1) horse on the property, but not full-time. The applicant is asking for a waiver of standard of 13,911 square feet from the half acre (21,780 square feet) minimum livestock area. The applicant has a livestock area of 7869 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.

Subject Property and Surrounding Land Uses:

The subject property is a .41 acre parcel with a single family dwelling. Surrounding properties are also mostly single family dwellings, with smaller

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parcels on the west side of the subject property and larger parcels on the north and east sides of the subject property. Burrell Avenue at this location is a collector street and Centennial Elementary School is approximately one (1) block to the east.

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

Sec. 37-3. Definitions.

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

(Ord. No. 4108, § 2, 8-15-94)

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

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

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

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

- **Sec. 37-35. - Uses permitted outright.**

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

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

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

- **Sec. 37-36. - Conditional uses permitted.**

In an R-2A zone, the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

- (1) Repealed by Ord. No. 4742.
 - (2) Day care center, subject to the special conditions of [section 37-20.1\(5\)](#) of this Code;
 - (3) Group day care, subject to the special conditions of [section 37-13.1\(3\)](#) of this Code;
 - (4) Intermediate care facility;
 - (5) Keeping of livestock, subject to the standards of [sections 37-195](#) through [37-199](#) of this Code;
 - (6) Long-term care facility;
 - (7) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (8) Multifamily dwelling, meeting the standards of [section 37-124.1](#) of this Code;
 - (9) Noncommercial kennel, subject to commercial kennel standards of [section 37-163\(15\)](#) of this Code;
 - (10) Preschool, subject to the special conditions of [section 37-20.1\(6\)](#) of this Code;
 - (11) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;
 - (12) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;
 - (13) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;
 - (14) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;
 - (15) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a density greater than nine (9) dwelling units per acre;
 - (16) Small lot development subject to the requirements of [section 37-33](#), standards for small lot development;
 - (17) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a density greater than nine (9) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 15, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4354, § 2, 3-29-04; Ord. No. 4385, § 6, 2-14-05; Ord. No. 4398, § 9, 1-9-06; Ord. No. 4433, § 3, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 2, 3-28-16; Ord. No. 4676, § 5, 11-28-16; Ord. No. 4742, § 2G, 8-19-19; Ord. No. 4799, § 4, 3-8-21; [Ord. No. 4841](#), § 7, 11-14-22)

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

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

- (1) For a single-family dwelling, the minimum lot area shall be seven thousand five hundred (7,500) square feet, subject to [sections 32-45\(f\)\(1\)](#) and [36-103](#) of this Code.
- (2) For a two-family dwelling, the minimum lot area shall be ten thousand (10,000) square feet, and connection to a municipal sanitary sewer system must be provided.
- (3) For a multifamily dwelling, the minimum lot area shall be ten thousand (10,000) square feet plus four thousand (4,000) square feet for each dwelling unit over two (2), and connection to a municipal sanitary sewer system must be provided.
- (4) Lot width shall be a minimum of seventy (70) feet.
- (5) Lot depth shall be a minimum of one hundred (100) feet.
- (6) Two-family dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots, provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall

be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.
(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4381, § 2, 1-24-05; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 6, 11-28-16)

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

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

(1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.

(2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.

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

(Ord. No. 4108, § 2, 8-15-94)

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

In an R-2A zone buildings shall not cover more than forty (40) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94)

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

In an R-2A zone, no building shall exceed a height of thirty-five (35) feet.

(Ord. No. 4108, § 2, 8-15-94)

- **ARTICLE XV. - ANIMAL RIGHTS, LIVESTOCK AND PASTURE STANDARDS**

- **Sec. 37-195. - Purpose and applicability.**

The purpose of this article is to provide allowances, prohibitions, limitations and standards for the keeping and raising of livestock. It is the intent of this article to encourage the use and protection of lands in more rural areas of the city for animal husbandry purposes, maintain and enhance the city's rural lifestyle, encourage household self-sufficiency, promote the benefits of animal husbandry, minimize potential adverse effects on adjoining property from the keeping and raising of livestock to neighboring residents and to educate youth as to the enjoyment and responsibilities of raising and caring for livestock. The allowances, prohibitions, limitations and standards set forth in this article shall not apply to youth raising or caring for livestock for purposes of participation in a related educational program, such as 4-H (Head, Heart, Hands and Health Club/Program). However, 4-H livestock shall not be kept in any manner so as to cause offense to neighboring residents regarding noise, odor, dust, drainage/run-off, etc. Complaints about such may be subject to the City of Lewiston requiring corrective action to be taken to abate any such offense, up to and including requiring the removal of the livestock from the subject property.

The City of Lewiston recognizes and supports the right to keep and raise livestock in keeping with the requirements established herein by right in the agricultural transitional zone (F-2 zone) and the suburban residential zone (R-1 zone), and with a conditional use permit in the low density residential zone (R-2A zone); however, the keeping of poultry shall also be allowed by right, subject to the standards specified herein, on any single-family or duplex residential lot, except in the central business district, as defined in [section 37-145](#) of this Code. The City of Lewiston has determined that inconveniences or discomforts with the keeping of livestock shall not be considered a nuisance if operations are consistent with accepted customs and standards and the code sections set forth in this article.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4645, § 1, 10-26-15)

- **Sec. 37-196. - Definitions.**

Any term used but undefined in this article shall be defined as per common definition of the English dictionary.

CUP-26-1

Animal means livestock, as defined herein.

Animal rights means the ability to keep a specific number and type of livestock or poultry on a piece of property because of it being allowed by the zoning, authorized by a conditional use permit, or as a historic, legally established and continuously maintained nonconforming use.

Cleaning means the removal of manure from stalls or pens, stockpiling of manure, composting of manure, tilling manure into fields or hauling the manure off site.

Corral means an outdoor stall.

Dry lot means an area of property upon which no forage is present for feeding. Dry lots shall be at least nine hundred (900) square feet with a minimum dimension of ten (10) feet. Dry lots shall not be partitioned into less than nine hundred (900) square foot areas. Dry lots are a place of temporary containment for convalescing animals, animals being worked, or animals given regular exercise on a different location of the property.

Livestock is a generic term and includes all cattle or animals of the bovine species; all horses, mules, burros and donkeys or animals of the equine species; all goats or animals of the caprine species; all swine or animals of the porcine species; all sheep or animals of the ovine species; all poultry; llamas and alpacas. Sucklings, or livestock which are born from animals already on a property and less than three (3) months old, shall not be counted toward the allowable number of livestock on any given property.

Livestock area means pasture, corrals, dry lots, feedlots and other property including buildings and structures, available to and used by the livestock.

Pasture means an area of property whereon forage for the type of livestock being grazed or otherwise confined is sustained over the entire area on a continual basis except for when the pasture is being rotated, plowed or replanted.

Poultry means a gallinaceous (*gallus domesticus*) bird of the phasianidae family, excluding those younger than twelve (12) weeks. Pigeons, quail, partridges, squab, pheasants, doves, grouse, including the male gender thereof, shall also qualify as poultry for purposes of this chapter. Female/hen chickens shall also qualify as poultry; however, male chickens/roosters and any peafowl, guineafowl, turkey or waterfowl shall be excluded from this definition.

Stall means a compartment for one (1) animal in a stable or barn.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4581 § 2, 8-13-12; Ord. No. 4587, § 2, 8-27-12)

- **Sec. 37-197. - Allowable number of animals.**

Maximum allowable numbers of animals shall be as set forth below:

(1) Horse and cattle. One (1) head for the first one-half (½) acre of livestock area and one (1) head for each additional one-third (⅓) acre of livestock area (not including sucklings).

(2) Llamas. Two (2) for the first one-half (½) acre of livestock area and four (4) for each additional acre of livestock area.

(3) Sheep, goats, alpacas, ostriches and emus. Five (5) for the first one-half (½) acre of livestock area and ten (10) for each additional acre of livestock area. The keeping of uncastrated male goats is not permitted.

(4) Poultry. The maximum number of poultry on a lot in the F-2 zone shall be limited to one (1) for each one thousand (1,000) square feet of lot area. The maximum number of poultry on a lot in the R-1 zone shall be limited to one (1) for each one thousand (1,000) square feet of lot area to a maximum of twenty-five (25). The maximum number of poultry on a lot in any other zoning district that allows a single-family residential use or on which a nonconforming single-family dwelling exists, except the central commercial (C-5) Zone, shall be limited to one (1) for each one thousand (1,000) square feet of lot area to a maximum of twelve (12). The keeping of poultry shall not be permitted in the central business district, as defined in [section 37-145](#) of this Code. The number of poultry younger than six (6) months on a property at any given time shall not count against the total number of poultry allowed and shall not exceed two (2) or one-half (½) the allowable number of poultry older than six (6) months, whichever is greater.

a. Poultry shall have their wings clipped and be contained on their owner's property and be provided both indoor coops and outdoor run areas which consist of a minimum of three (3)

square feet of floor area per bird for the coop and a minimum of nine (9) square feet of outdoor ground area per bird for the run. Required floor area for a coop shall include the ground level and any level above the ground located at least eighteen (18) inches above the ground level and for which there is a resting platform or perch provided and where such platform or perch has at least eighteen (18) inches of overhead clearance and is designed to allow a minimum of twelve (12) inches in width to accommodate the resting or roosting of a bird.

- b. Coops and runs shall not displace or infringe upon any off-street parking or vehicle maneuvering area which may be required by this Code for the primary use of the property.
- c. Coops shall be constructed of rigid, sturdy materials and have walls on a minimum of three (3) sides. The use of tarps, nonrigid plastic sheeting, canvas, or similar materials shall not be permitted.
- d. Coops shall be located to the side of or behind an on-site residence, not closer than three (3) feet to any property line and not closer than ten (10) feet to any existing, neighboring residence, including any attached garage and any adjoining deck or patio; any existing, neighboring gazebo, swimming pool or hot tub, unless the adjacent property owner gives written consent otherwise.
- e. Runs shall be enclosed by a six-foot tall minimum fence.
- f. Runs may be located anywhere relative to any on-site residence and may include any unpaved and uncovered part of the owner's yard, but shall not be closer than ten (10) feet to any existing, neighboring residence, including any attached garage and any adjoining deck or patio; any existing, neighboring gazebo, swimming pool or hot tub, unless the adjacent property owner gives written consent otherwise.
- g. Coops and runs shall be constructed and maintained so as to prevent the poultry from escape.
- h. Ground surface of run areas shall be dirt, grass, straw, and/or other appropriate surface type conducive to the habits and health of poultry and shall be maintained to prevent intrusion of soil erosion and dust onto neighboring properties.
- i. Coops and runs shall be constructed and maintained so as not to allow stormwater or other drainage onto neighboring property, including public rights-of-way and drainage ways.
- j. The keeping of chickens shall require the resident owner of the property to sign, date, and submit to the community development department a form prepared by the community development department whereby the resident acknowledges having read the requirements for the keeping of poultry and stating that he/she will comply with said requirements. If the property owner is not a resident of the property, then both the property owner and the resident shall sign and date the form. The form shall be accompanied by a site plan that identifies, in addition to other typical site plan information, the locations of the proposed poultry coop and outdoor run area. The locations of the coop and the outdoor run area shall be shown to meet the distance/separation requirements listed in subsections (4)(d) and (f) of this section.

(5) The keeping of swine, geese or male chickens, i.e., roosters, is prohibited.

(6) The standards for the allowable numbers of livestock as specified above may be exceeded for a three-month period for a suckling when it is slow to mature to market weight and needs to be kept with its mother.

(7) The allowable number of livestock and the related standards contained herein shall also apply where the keeping of livestock is related to a commercial agricultural operation, unless otherwise authorized by conditional use permit.

(8) Where more than one (1) type of livestock is kept on a property and the different types of livestock have different required space or area requirements, the amount of area provided shall be equal to or greater than the minimum areas required by this article for the cumulative amount of areas for each type of livestock. Livestock shall be allowed to co-mingle; provided, that maintenance standards are complied with and that it does not result in any nuisance to neighbors.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4645, § 2, 10-26-15)

- **Sec. 37-198. - Maintenance standards.**

(a) *Drainage.* Positive drainage shall be maintained in all livestock and manure storage areas to prevent introduction of moisture into areas with manure. Stormwater runoff from any livestock area shall not be allowed onto any neighboring property, including public rights-of-way and drainage ways.

(b) *Fencing.* Properties with animal rights are to be fenced to keep animals on their owner's property. The type of animals confined shall determine the appropriate fence materials. Fencing shall be maintained by the owner.

(c) *Forage.*

(1) Forage shall be continually present on all areas of property considered to be pasture, unless the pasture is in the process of being replanted.

(2) The person owning the pasture shall be responsible for eliminating noxious weed growth.

(d) *Feed storage.* Storage of feed for poultry shall be such that the feed is protected from rot and does not attract rodents and other vermin for which the feed is not intended.

(e) *Manure clean up.*

(1) Stalls, coops, corrals, runs and structures which hold or shelter livestock shall be cleaned at least twice per week such that they provide a healthy living area for the livestock and do not cause offensive odors or insect nuisance to neighbors.

(2) Corrals shall be cleaned at least twice per week except when weather conditions have saturated the ground. Cleaning shall occur as soon as practical after the ground has dried.

(3) Dry lots shall be cleaned weekly except when weather conditions have saturated the ground. Cleaning shall occur as soon as practical after the ground has dried.

(4) Pastures shall be cleaned once per month, unless manure becomes offensive to a neighbor, in which case pastures shall be cleaned of manure with such frequency as to not be offensive to a neighbor.

(f) *Manure disposal.*

(1) Manure may be hauled off site to an approved facility.

(2) Manure may be composted on site provided the composting area is not located within thirty (30) feet of any property line and manure composting/storage guidelines are being complied with.

(3) Manure may be spread, tilled, and harrowed into pastures. The pasture area shall be a minimum of one-half ($\frac{1}{2}$) acre for each two (2) cows or horses being confined on the property. Manure may not be tilled into the soil within twenty-five (25) feet of a category B drainage, one hundred (100) feet of a municipal well, or in areas known to have high water table.

(g) *Manure storage.*

(1) Stockpiled manure storage areas shall not exceed a footprint of five hundred (500) square feet from March through October and eight hundred (800) square feet from November through February and be no greater than six (6) feet high. Stockpiled manure shall be placed a minimum of thirty (30) feet from any property line.

(2) Stockpiled manure shall not be stored for a period of longer than forty-five (45) days during the months of March through October, and sixty (60) days from November through February, weather permitting.

(h) *Disposal of material.* The materials cleaned from stalls, pasture areas, coops, runs, etc., shall be removed from the property, unless composted or re-used and located on site in such a manner as not to cause any nuisance to neighbors, in terms of odor, drainage, or insect attraction.

(i) *Nuisance.* Animals shall be kept in such a manner as to not constitute a nuisance to neighbors, in terms of noise, odor, animal trespass, attraction of insects, etc.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4645, § 3, 10-26-15)

• **Sec. 37-199. - Conditional use permits.**

(a) The keeping of a type of livestock not explicitly governed herein may be permitted by conditional use permit, subject to keeping with the intents, purposes and maintenance standards set forth in this article.

(b) Approval of any conditional use permit application governed by this article shall be presumed to allow the keeping of any/all types of livestock permitted under this article,

subject to the limitations and standards herein, unless otherwise specified as a condition of approval of the conditional use permit.

(c) Approval of any conditional use permit application governed by this article shall be presumed to run with the land and carry over from one (1) property owner to the next, unless otherwise specified as a condition of approval of the conditional use permit.

(d) Any change to the type of livestock or any increase in the number of livestock or any change to any other aspect of the keeping of livestock that is a condition of approval of a conditional use permit shall be subject to approval of a new conditional use permit, unless the original permit did not limit numbers and/or types of livestock allowed or any other aspect of the keeping of livestock.

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

 SHARE

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

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

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

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

- (1) The proposed use (will/will not) result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) or, if so, that any anticipated nuisances will be appropriately mitigated.
- (2) The proposed use (is/is not) a public necessity (and/but) (is/is not) justified by the applicant and deemed to be of benefit to the public.

(3) The character of the proposed use, if developed according to the plan as submitted, (will/will not) be in harmony with the area in which it is to be located.

(4) The proposed use (will/will not) endanger the environment or the public health or safety.

(5) The proposed use (will/will not) be in substantial conformance with the comprehensive plan.

(d) Any use which is granted and permitted as a conditional use in a particular zone under the terms of this chapter shall be deemed to be a conforming use in said zone. A use existing prior to August 15, 1994, and which is classified in this chapter as a conditional use, shall be considered a conforming use. Any future change or alteration in existing structures shall be permitted outright, provided required permits are obtained and standards complied with. Any change in use shall be subject to the regulations of the zone in which it is located.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comprehensive Plan:

The subject property is located in the Comprehensive Plan's Future Land Use Map designation of Neighborhood Residential. Neighborhood Residential is a relatively low intensity primarily residential place type that includes a variety of housing types including single-family detached, duplexes, cluster housing, and

accessory dwelling units (ADU's). Building should respect the scale and character of the existing built environment regarding size, mass, and design.

Goals, Objectives and Actions from the Comprehensive Plan that may be applicable to this application are:

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

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

Input From Other Departments/Agencies:

The Engineering Division of Public Works provided no comments on the application.

Analysis:

The subject property is .41 acre parcel located on the 700 block of Burrell Ave containing a single family dwelling. Surrounding properties are mostly single family dwellings with some duplexes mixed in. Centennial elementary school is approximately 1 block to the east. Burrell Avenue is considered a collector street at this location. The neighbor is a mix of larger, deep lots and some replatted areas (such as 7th Street E) with smaller lots. The subject property is located in the Comprehensive Plans Future Land Use Designation of Neighborhood Residential, which is a low density residential place type.

The applicant is requesting Conditional Use Permit approval for animal rights so that she may keep a horse on the property for her granddaughter to train as part of a 4H program. Although 4H animals are exempt from the Conditional Use Permit process per LCC Sec. 37-195, the applicant is requesting approval because of the smaller pasture area and the longer life span of a horse in a 4H program (horse's are not raised for sale). The applicant states in her application that the horse would not reside at 727 Burrell Ave full time, but would split its time between the subject property for training and another location out of city limits for boarding with other horses.

Properties immediately adjacent to the subject property do not have animal rights (although the property at 735 Burrell Ave is large enough to meet the ½ acre pasture standard required) but a property to the west along Burrell at 714 Burrell Avenue was granted animals rights in 2015.

The applicant is requesting a waiver of standard as part of the Conditional Use Permit. The applicant has a pasture area of approximately 7,869 square feet that that horse would use when at the subject property. This is a reduction from the ½ acre (21,780 square feet) required pasture area of 13,911 square feet. The commission should consider that approval of a conditional use permit shall be presumed to run with the land and carry over from one (1) property owner to the next, unless otherwise specified as a conditional of the conditional use permit. Conditions of approval may be appropriate given the reduction in available pasture area.

CUP-26-1

The subject property does have corral fencing and the applicant is in the process of repairing some existing chain link fencing that was damaged in the December 2025 windstorm. The applicant has a covered area to provide shelter for both the animal and its food.

Relevant Criteria and Standards:

See attached reasoned statement worksheet.

Prepared By:

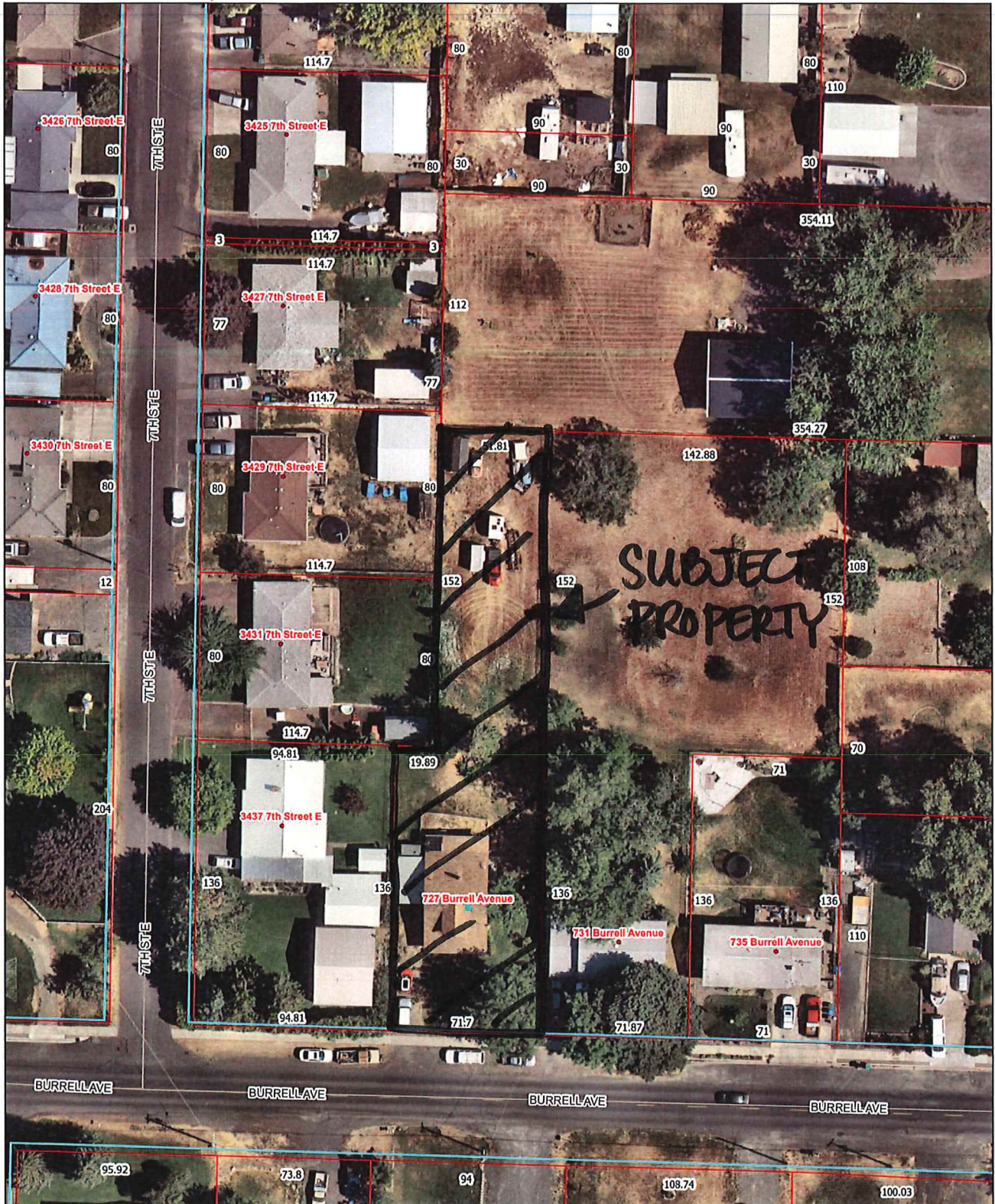
Katie Hollingshead

(208) 746-1318, ext. 7261

khollingshead@cityoflewiston.org

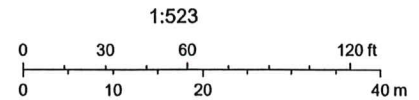
P.O.Box 617

Lewiston, ID 83501



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- City Limit
- ROW
- Street
- Address
- adSites
- Parcel Annotation

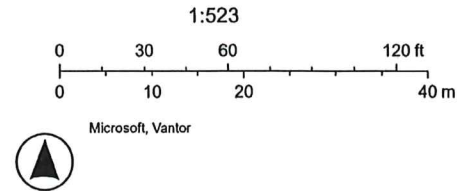


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- City Limit
- R2A - LOW DENSITY RESIDENTIAL(LIVESTOCK)
- adSites
- Street
- Address
- Parcel Annotation
- ROW



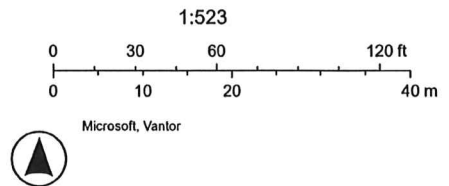
COMP PLAN Future Land Use Map

City of Lewiston CUP-26-1



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- City Limit
- Street
- Address
- Ad Sites
- Neighborhood Commercial
- Neighborhood Residential
- ROW
- Parcel Annotation





Memo

To: Planning and Zoning Commission
From: Katie Hollingshead, Assistant Planner
Date: January 21, 2026
Re: ZNC24-5

The Planning and Zoning Commission initiated an upzone action in December of 2024 to upzone low density residential properties (currently R2) to higher density residential, R4, and medium density residential, R3. Staff has been creating maps and collecting legal descriptions for all the properties in these areas. In creating these maps, Staff has also identified several areas of mixed zone parcels or parcels that contain residential uses but that are identified in the Comprehensive Plan Future Land Use Map as having a future land use of commercial. Staff is now ready for the Commission to review these maps and provide input prior to the mailing campaign and public outreach begins.

Staff has broken this project into four areas;

- (1) East side of 21st Street, between East Main and Nez Perce Drive
- (2) West side of 21st Street, between 19th Ave and 11th Ave
- (3) East side of Thain, between Stewart Avenue and Ripon Avenue
- (4) West side of Thain, between Warner Avenue and Ripon Avenue

Staff will be presenting areas 1 and 2 at the January 28 2026 meeting so that the Commission can discuss and provide feedback.



Memo

To: Planning and Zoning Commission
From: Katie Hollingshead, Assistant Planner
Date: December 3, 2024
Re: ZNC24-5

The City Council adopted Envision Lewiston 2044 Comprehensive Plan in July 2024. As part of the plan, an Action Plan was developed. In September 2024, a work plan committee was formed with 2 City Councilors, 3 Planning & Zoning Commissioners and City Staff. Since that time, a third City Council member has joined the committee. The work plan committee has met 5 times as of the writing of this memo and has directed some of its efforts to concentrate on Housing and Land Use. Specifically, the committee is interested in the following goals, objectives and actions from the Action Plan.

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

LU 1.1.1 Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use category designations.

LU 2 Provide housing choices throughout Lewiston

H 2.2 Reduce barriers to missing middle housing typologies. Study and reduce barriers to allow for additional housing typologies that are not currently being built.

H 2.1.1 Conduct a review of the Land Use Code and implement modifications to facilitate diverse, scale-appropriate housing options across Lewiston. H 2.2 Reduce barriers to missing middle housing typologies. Study and reduce or eliminate barriers to allow for traditional housing typologies that are not currently being built.

One of the actions the committee has been exploring is the upzone of low density residential properties that are adjacent to the 21st Street and Thain Road commercial corridor from low density residential to medium and high density residential. This change creates a buffer zone from commercial uses to the low density residential uses in order to create a transitional zoning and land use environment, and increases the ability of those properties adjacent to commercial uses to add residential units. This change will also increase the amount of property in the city that is zoned high density or medium density residential, which are zoning types that allow multifamily (more than 3 dwelling units) by right.

Memo



In addition, staff has received several calls regarding properties in the Sunset Park area regarding use of property and has found that a majority of properties in that area do not meet the dimensional or square foot standards of the R2 zone. Staff brought these concerns to the committee and properties in this area are also included in this upzone proposal. The committee agreed that it would be appropriate to be proactive about the matter and to pursue resolution of the matter via upzoning the area from R2 to R3. This effort would be similar to the upzone the city initiated and completed for properties zoned F2 in the East Orchards in 2021, the results of which have been favorable.

Staff has identified approximately 850 properties in the two areas discussed above that would be affected by these upzones. If the Commission chooses to initiate these upzone efforts, a mailing campaign would begin to notify the property owners and allow them time to provide input and opt out of the upzone if they so choose. Following the mailing campaign and related input and opt-out results, a public hearing would be scheduled for the Commission and then the Commission's recommendation would be forwarded to the City Council for their consideration for adoption or approval.

MAP 1 EAST (R2 to R3)

Legals by individual properties or by subdivisions. Generally, centerline of 8th Ave north to C4 Zone along East Main Street.

MAP 2 EAST (R2 TO R3)

Legals by individual properties or subdivisions. Generally, centerline of 8th Ave south to 11th Ave, and 29th Street west to C6 Zone along 21st Street.

MAP 3 EAST (R2 to C6)

11th Avenue south to 16th Avenue and 21st Street east to 23rd Street.

2135 14th Ave – SFD

1414 23rd Street – SFD (rental)

2128 12th Ave – SFD

2127 12th Ave – SFD (rental)

2129 12th Ave – SFD

2206 11th Ave – Emmanuel Baptist Church

2200 11th Ave – Emmanuel Baptist Church

2212 11th Ave – Emmanuel Baptist Church

1120 23rd St – Emmanuel Baptist Church

2211 12th Ave – Emmanuel Baptist Church

Centerline of 23rd Street to the parcel containing 2419 16th Ave

2502 16th Ave – Pentecostal Church of God (and parcel containing associated parking lot)

2502 17th Ave – SFD

MAP 3 EAST (R2 to C4)

Parking lot associated with 2604 16th Ave (State of Idaho building)

MAP 3 EAST (R2 to R4)

Centerline of 11th Ave south to the alley south of 14th Ave and from the centerline of 23rd Street east to the centerline of 24th Street.

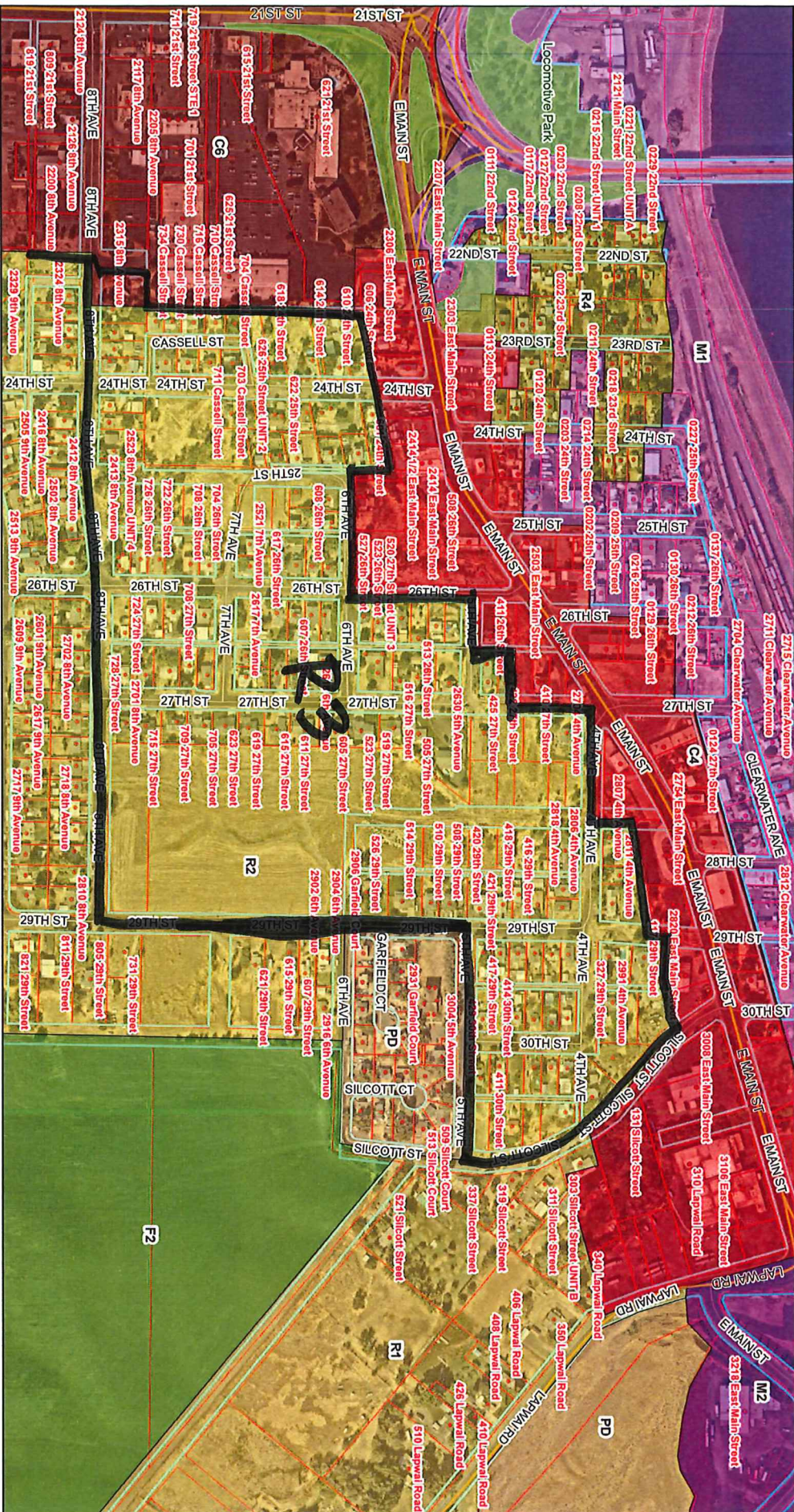
MAP 3 EAST (R2 TO R3)

Centerline of 11th Avenue south to 16th Avenue and 24th Street east to 29th Street, except the C6 zoned area, and including the East Sunset Condo's.

R2 to R3

City of Lewiston

(1) Map 1 East



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0 230 460 920 ft

0 65 130 260 m

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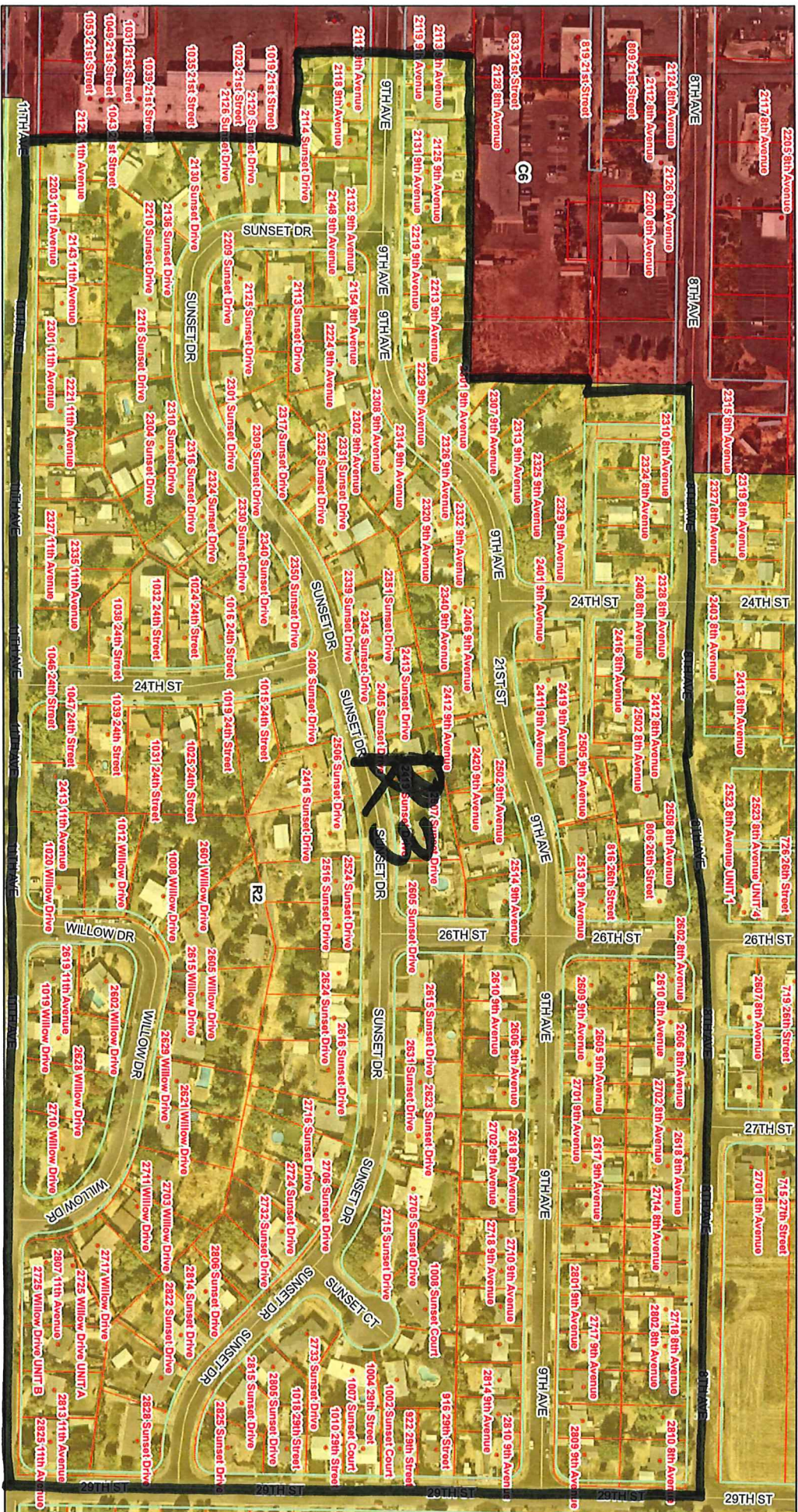
cd_Zoning

- URBAN PRINCIPAL ARTERIAL
- URBAN MINOR ARTERIAL
- City Limit
- City Parks
- PD - PLANNED UNIT DEVELOPMENT
- F2 - AGRICULTURAL TRANSITION
- R1 - SUBURBAN RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL
- R4 - HIGHER DENSITY RESIDENTIAL
- C4 - GENERAL COMMERCIAL
- C6 - REGIONAL COMMERCIAL
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- ROW
- Street
- Address
- adSites

R2 to R3

City of Lewiston

(1) Map 2 East



1/21/2026, 12:49:33 PM

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0 40 80 160 m

Microsoft, Vantor

cd_Zoning R2 - LOW DENSITY RESIDENTIAL

City Limit

C6 - REGIONAL COMMERCIAL

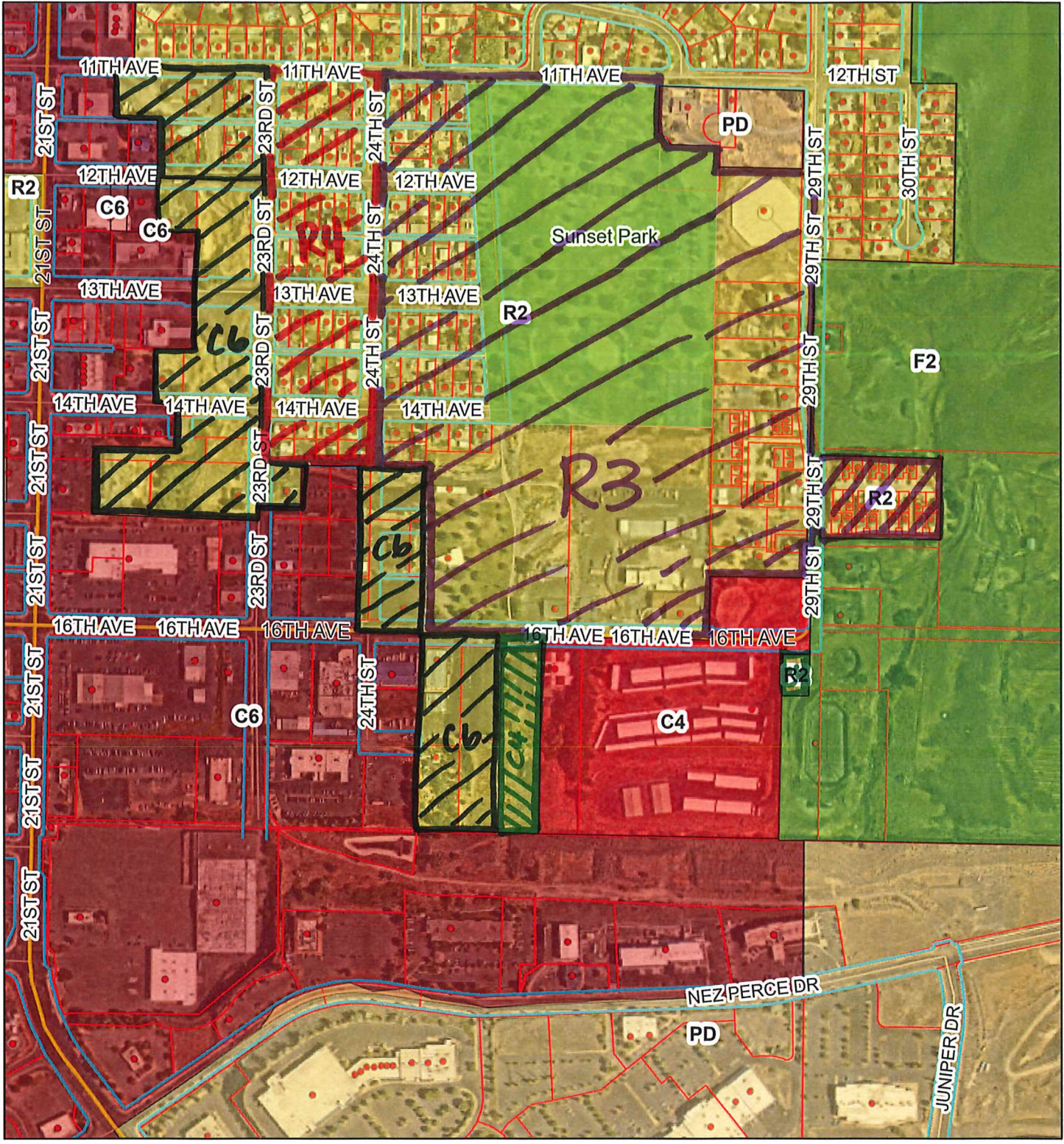
ROW

Address

adSites

Street

City of Lewiston (1) Map 3 East

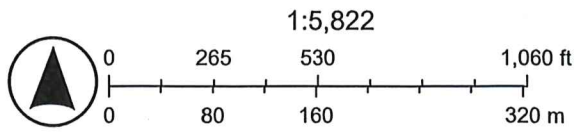


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- Primary Street Reference
- URBAN MINOR ARTERIAL
- City Limit
- City Parks
- cd_Zoning
- PD - PLANNED UNIT DEVELOPMENT
- F2 - AGRICULTURAL TRANSITION
- R2 - LOW DENSITY RESIDENTIAL

- C4 - GENERAL COMMERCIAL
- C6 - REGIONAL COMMERCIAL
- ROW
- Street
- Address
- adSites
- Imagery2025
- Red: Band_1

- Green: Band_2
- Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Vantor
- Citations
- 1.2m Resolution Metadata



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MAP 1 WEST (R2 TO C6)

Centerline of 12th Avenue to Centerline of 16th Avenue, Centerline of 21st Street west to centerline of 20th Street.

2020 12th Ave – Salvation Army

1220 21st Street – Salvation Army

1309 20th Street – Apartments

2001 14th Street – SFD

1405 20th Street -SFD

1417 20th Street – SFD

2007 15th Avenue – SFD

2013 15th Avenue – SFD

2017 15th Avenue – SFD

2004 15th Avenue -SFD

2010 15th Avenue -SFD

2010 16th Avenue -SFD (small separate R2 parcel within C6 existing)

MAP 2 WEST (R2 TO R4)

Centerline of 20th Street west to centerline of 19th Street and Centerline of 11th Avenue south to centerline of 17th Avenue.

MAP 3 WEST (R2 TO R3)

Centerline of 19th Street west to centerline of 17th Street and centerline of 11th Avenue south to centerline of 18th Avenue.

MAP 3 WEST (R3 to C6)

Centerline of 21st Street west to centerline of 17th Street and centerline of 18th Avenue south to centerline of 19th Avenue.

1816 18th Avenue (Buildings A, B, C, D, E and 2 unaddressed parcels) – Lewis Clark Early Childhood Development

1720 18th Avenue – Riverside Recovery (currently operating under CUP)

1708 18th Avenue – Riverside Recovery (currently operating under CUP)

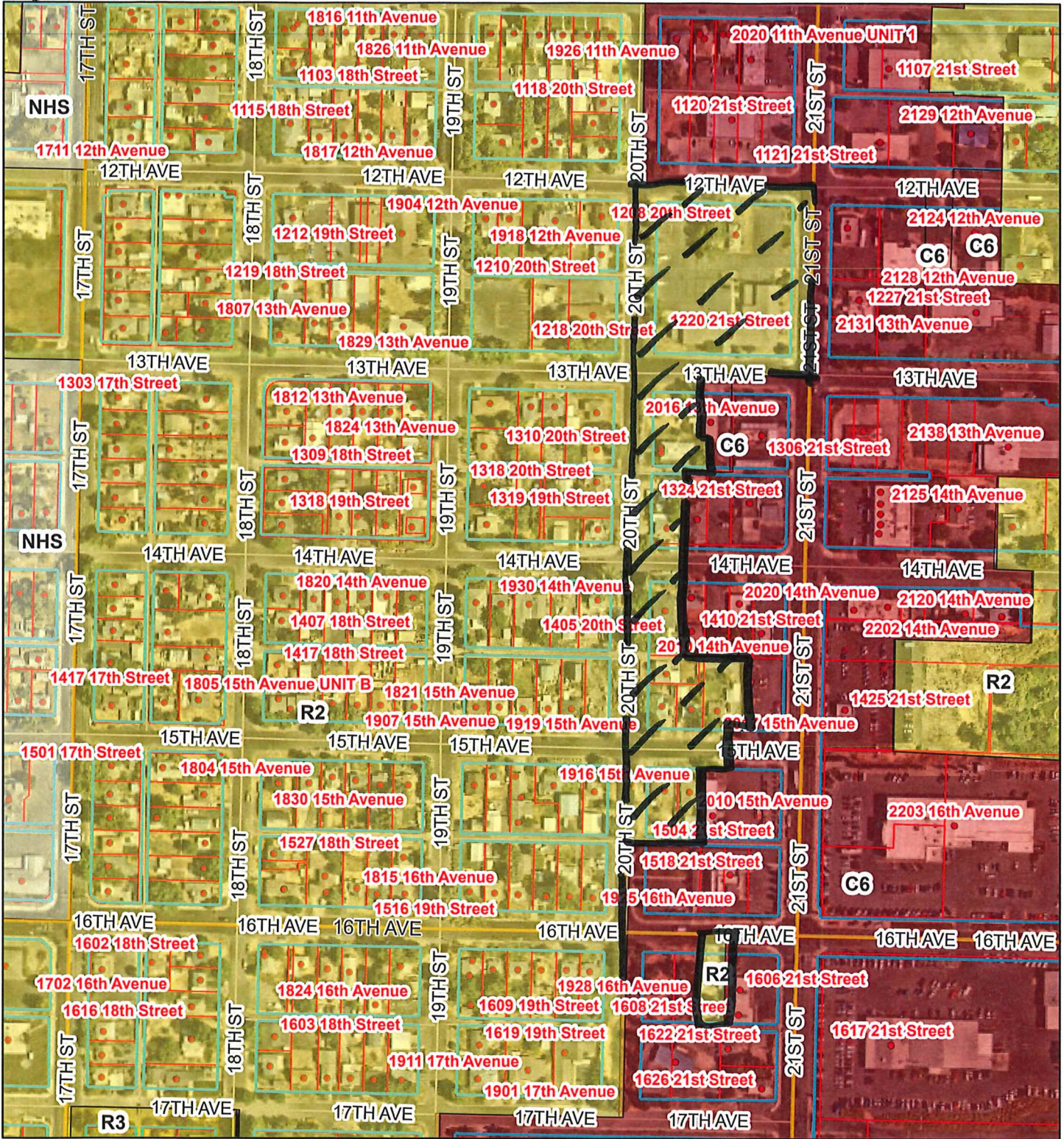
1702 18th Avenue – SFD

1821 17th Street – SFD

1827 17th Street - SFD

R2 to C6

City of Lewiston (2) Map 1 West

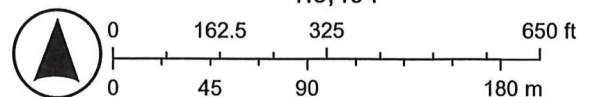


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- Primary Street Reference
- URBAN MINOR ARTERIAL
- City Limit
- cd_Zoning
- R2 - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- C6 - REGIONAL COMMERCIAL
- NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE
- ROW
- Street
- Address

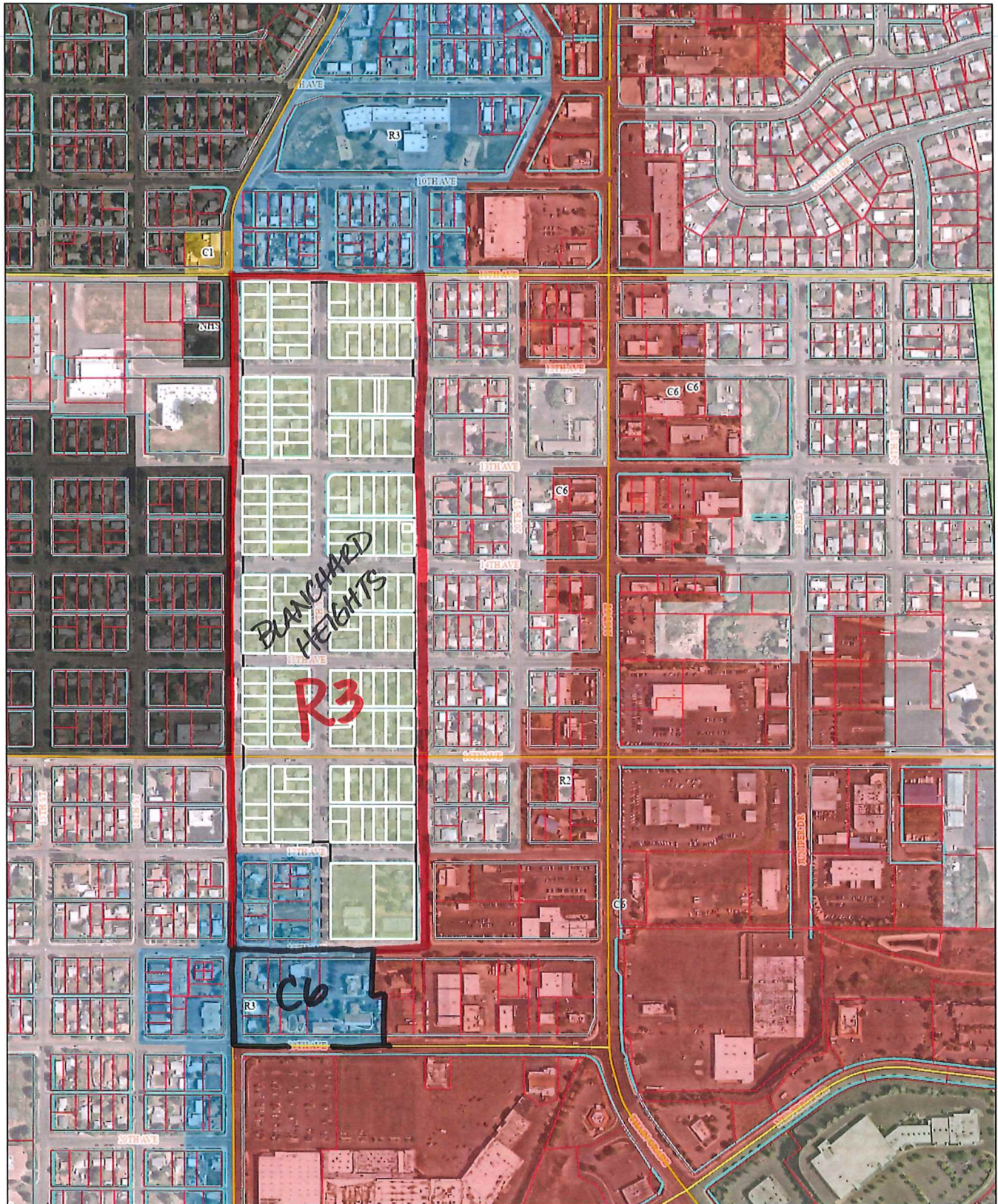
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- Imagery2025
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- Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



Vantor

R2 to R3

City of Lewiston (2) Map 3 West

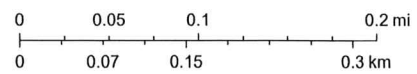


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Zoning

- C1 - LOCAL COMMERCIAL
- C6 - REGIONAL COMMERCIAL
- NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE B
- NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE
- PD - PLANNED UNIT DEVELOPMENT
- R2 - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 - HIGHER DENSITY RESIDENTIAL
- Street

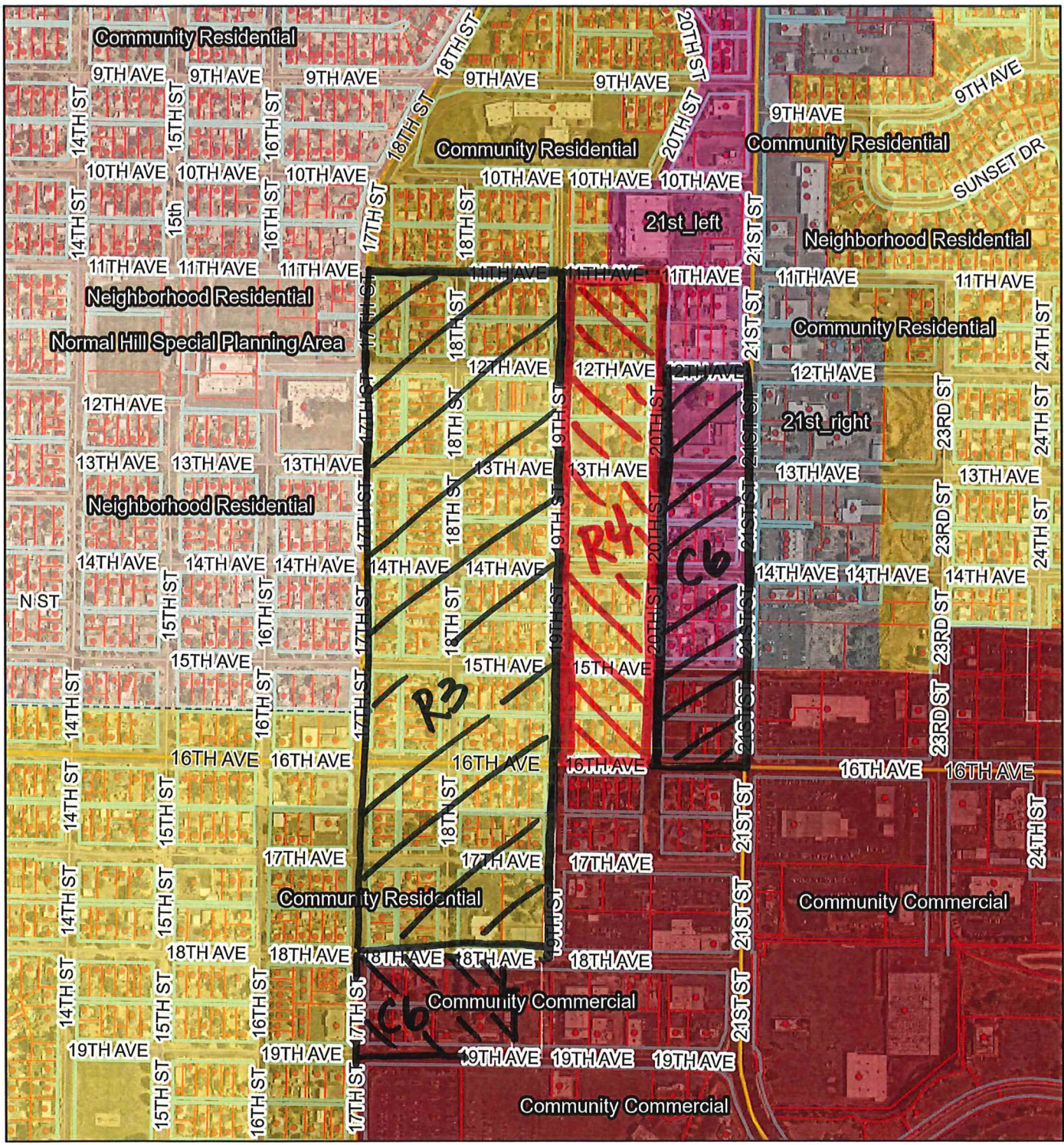
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City of Lewiston Surveying, Nez Perce County GIS, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census

Future Land Use Map designations (2)

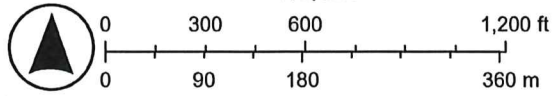
City of Lewiston



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- | | |
|-----------------------------------|--------------------------|
| Primary Street Reference | Neighborhood Residential |
| URBAN MINOR ARTERIAL | 21st_right |
| City Limit | 21st_left |
| Future Land Use Designation | ROW |
| Normal Hill Special Planning Area | Street |
| Community Commercial | Address |
| Community Residential | adSites |



Vantor