



Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
March 25, 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 FEBRUARY 11, 2026 MEETING MINUTES (ACTION ITEM)

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-2 BY BRANDON CLEVELAND (ACTION ITEM): : The applicant requests Conditional Use Permit approval for Multifamily dwelling in the R2A zone, on a .51 acre undeveloped parcel located at 3112 6th Street. The applicant is requesting to build a 5-plex multifamily building with 10 parking spaces. Multifamily dwelling, meeting the standards of section 37-124.1 of Lewiston City Code is allowable by Conditional Use Permit approval from the Planning and Zoning Commission. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF APRIL 08, 2026 (REASONED STATEMENT FOR CUP-26-2 AND PUBLIC HEARINGS ON A ANNEXATION APPLICATION AND A CONDITIONAL USE PERMIT).

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.

February 11, 2026

The LEWISTON PLANNING AND ZONING COMMISSION met in the City Hall West Conference Room at 1134 "F" Street. Chair Iacoboni called the meeting to order at 5:30 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Emily Wolf, Vice Chair; Shaunita Cable; Cynthia Ball; Zach Battles; Maureen Anderson;

COMMISSIONERS EXCUSED: None

COMMISSIONERS UN-EXCUSED: Kyle Harris

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

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF JANUARY 28, 2026 MEETING MINUTES (ACTION ITEM)

Commissioners Battles and Anderson moved and seconded, respectively, approval of the January 28, 2026 meeting minutes as written. The motion carried 5-0.

B. REVIEW AND APPROVAL OF THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-1 BY LESLIE DOTY (ACTION ITEM):

Commissioners Cable and Battles moved and seconded, respectively, to approve the Reasoned Statement for CUP-26-1. The motion carried 5-0.

C. PUBLIC HEARING AND SUBSEQUENT RECOMMENDATION TO CITY COUNCIL ON ZONING CODE AMENDMENT ZA-04-25 WIRELESS COMMUNICATION FACILITIES (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 potential zoning code changes proposed with ZA-04-25 for wireless communication facilities.

There being no further questions for the staff or any public testimony, Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-04-25 as presented to the City Council. The motion carried 5-0.

D. DISCUSSION AND DIRECTION TO STAFF ON UPZONE ZNC24-5 (ACTION ITEM):

Staff Hollingshead provided a verbal summary of the upzone and provided maps for the Commission to become geographically familiar with the area.

Commissioners discussed the presented changes and provided favorable responses, and made decisions on which upzones map to move forward with. Commissioners directed staff to continue moving upzone ZNC24-5 forward by doing outreach to property owners for feedback.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the February 25, 2026 meeting.

There being no public hearings or reason statements for the February 25, 2026 meeting, the Commission decided to cancel the February 25, 2026 meeting.

V. ADJOURN

There being no further business, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 6:11 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2026.



STAFF USE ONLY	
Case Number:	<u>CUP-26-0002</u>
Hearing Date:	<u>3.25.26</u>
Nature of CUP Application:	<u>Multifamily in the R2A zone</u>

APPLICATION FOR CONDITIONAL USE PERMIT

(Pre-application meeting strongly encouraged)

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

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

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

APPLICANT INFORMATION

Full Name: Cleveland Brandon J Date: 3.03.26
Last First M.I.

Address: 1336 Hemlock Ave. ~~to rd street~~
Street Address Apartment/Unit #

Lewiston ID 83501
City State ZIP Code

Phone: 208-553-8810 Email: clevelandconstructionoffice@gmail.com

OWNERSHIP INFORMATION

Property Owner Name: Brandon J. Cleveland

Phone: 208-553-8810 Email: clevelandconstructionoffice@gmail.com

Mailing Address: PO Box 1265 Lewiston ID 83501

PROPERTY INFORMATION

Street Address of Subject Property: 3112 6th Street

Subdivision Name: _____ Block: _____ Lot: _____

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

Property Zoning: R2-A

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;

1. Construction of a multifamily residential housing in the R2A zone. This structure will consist of three two story units and two single level units that will be ADA. All units will be two bedrooms and two bathrooms. All units will have two parking spots each, therefore eliminating any on street parking. This is a flag lot and should not impact the extra traffic on the street.
2. The City sewer is located on the Southwest side of the property. The structure will be engineered to have the adequate amount of water for five two-bedroom units. Sunshine Disposal will have a designated spot for the commercial metal garbage bin that they would have access to and an area for them to turn around. The west side of property will be designated for storm water.
3.
 - A. This area will not be impacted in a negative manner by a housing complex. This is not a commercial business with high volumes of traffic on a daily basis. It sits directly above Nez Perce Grade which is a high traffic road that generates a lot of noise. There is a larger unit apartment complex south of this property as well. During construction there will be noise during the hours of 7am-5pm. All construction debris will be cleaned up on a daily basis not to impact the surrounding residents.
 - B. This area is missing middle housing. There is a high demand for rentals in Lewiston. We feel having two ADA units in the complex will be a great addition to the housing options in Lewiston.
 - C. This structure is only five units. It will be a residential structure. It will blend in very nice to the neighborhood. There will be a single storage unit for each apartment that will help keep the exterior of the building free from clutter and the tenants personal items from being stored outside.
 - D. This housing unit is for residential living only. It will not be for a business that would house any materials that would be harmful to the environment. The building will be standard residential construction. There will be no public safety issues associated with this construction.
 - E. A residential multi-unit structure is a supporting use in the neighborhood residential designation.

- 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: Brandon James Chevanel

Date: March/3/20

The Property Owner hereby authorizes this application:

Signature of Owner: Brandon James Chevanel

Date: March/3/20

NEZ PERCE GRADE

Total Building Sqft 3500

Storage units 20x50 (1000 sq ft)

Side setbacks 25'

front/rear setbacks 46'

26x35' single level

16x35 upstairs/downstairs

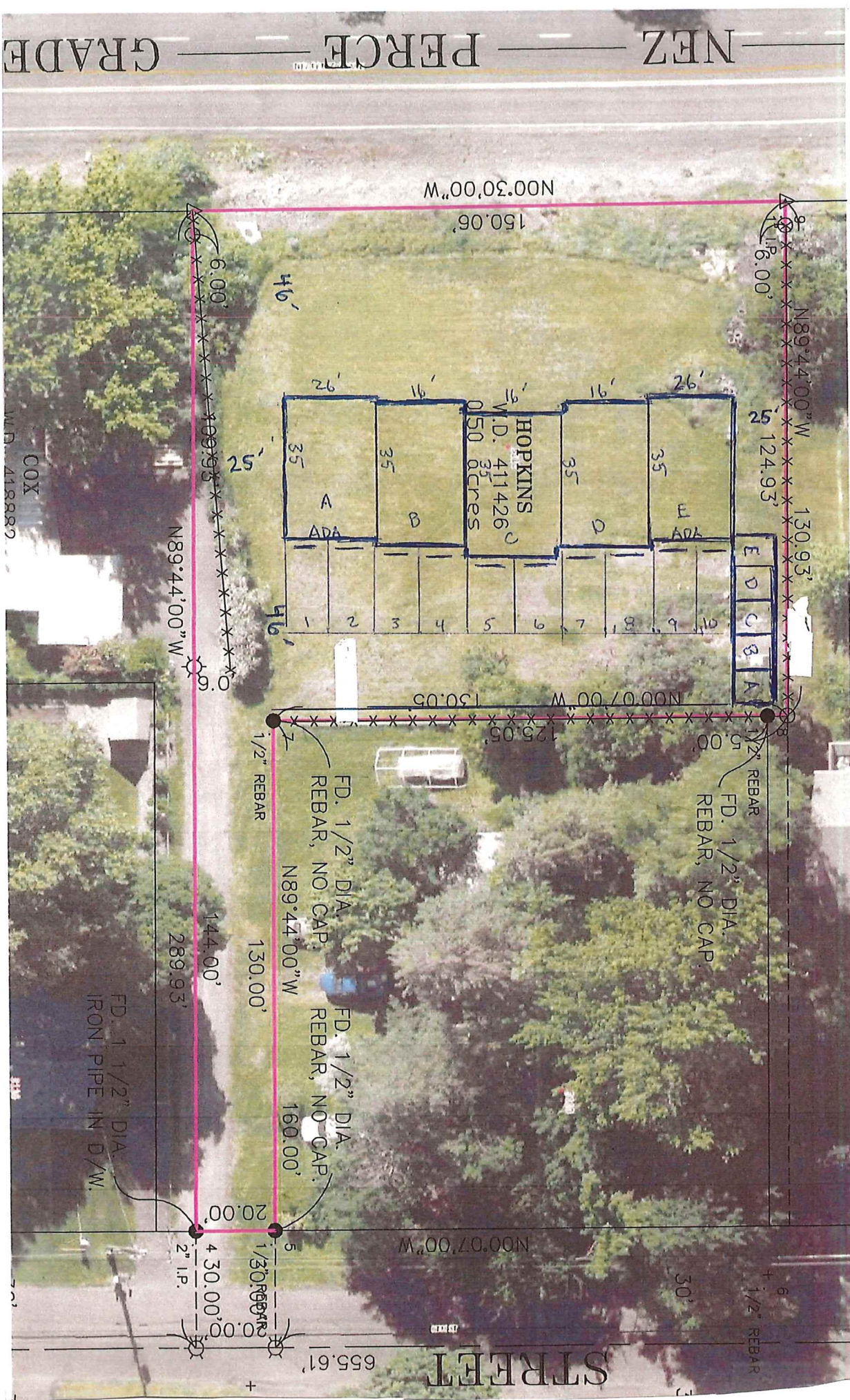
16x35 Height 18'

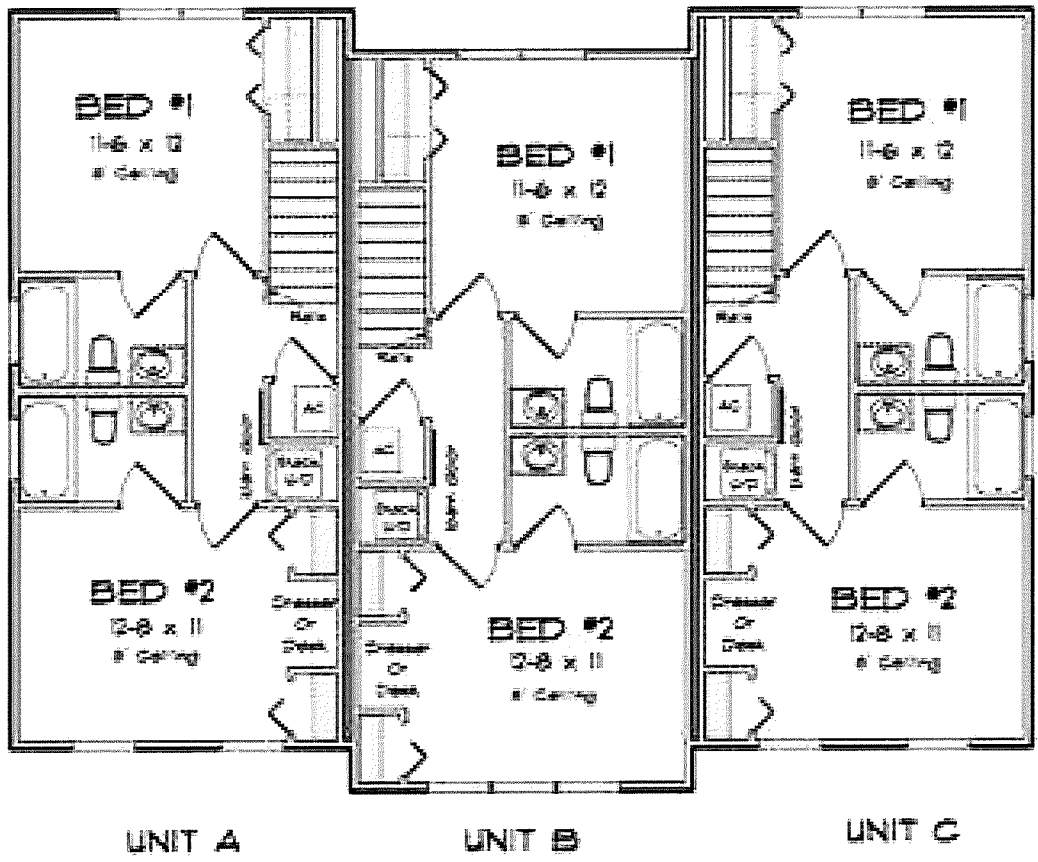
26x35 Height 9'

2) parking per unit (10) total

5' setback on storage units

see drawing on page 2-6





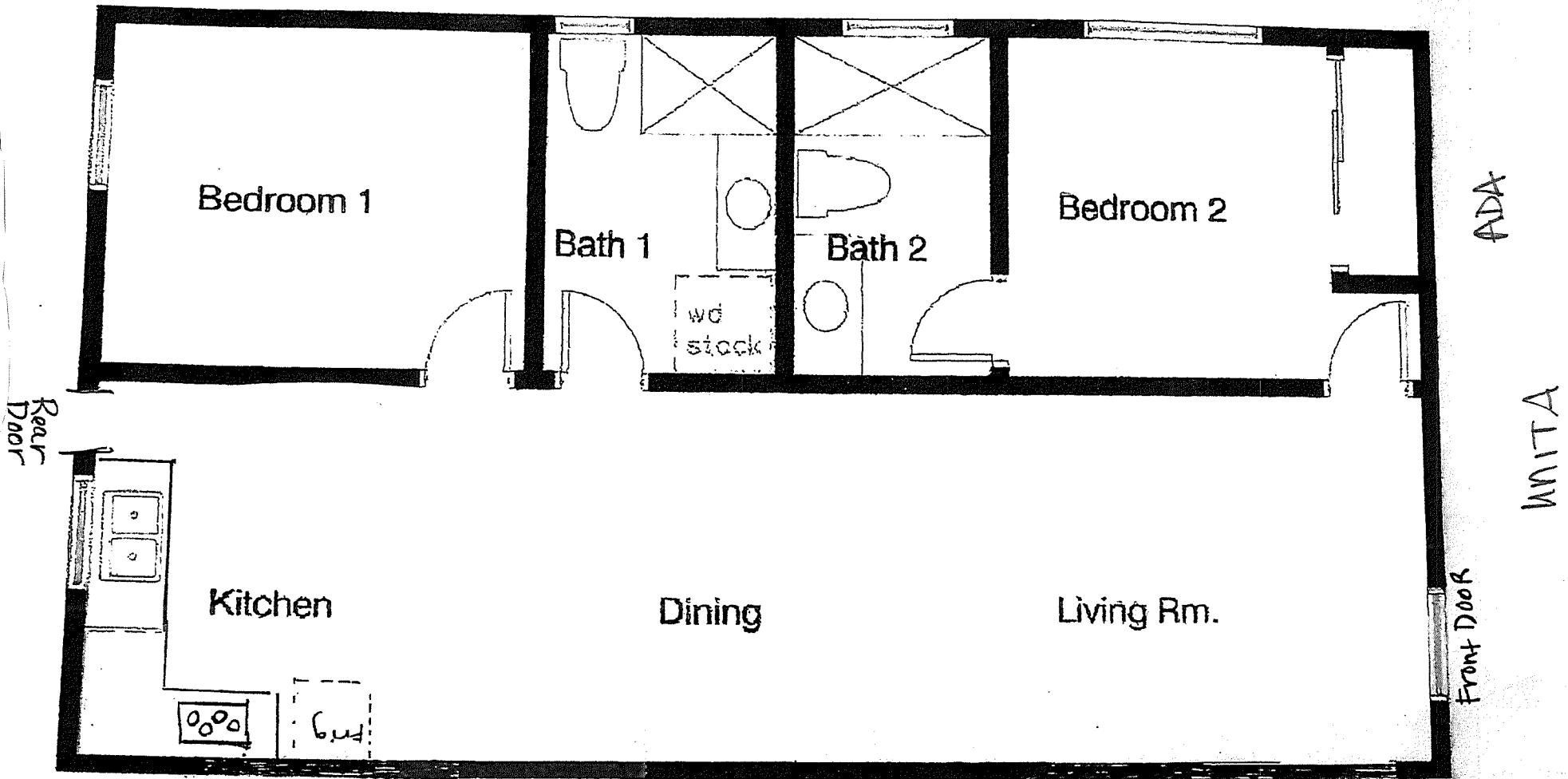


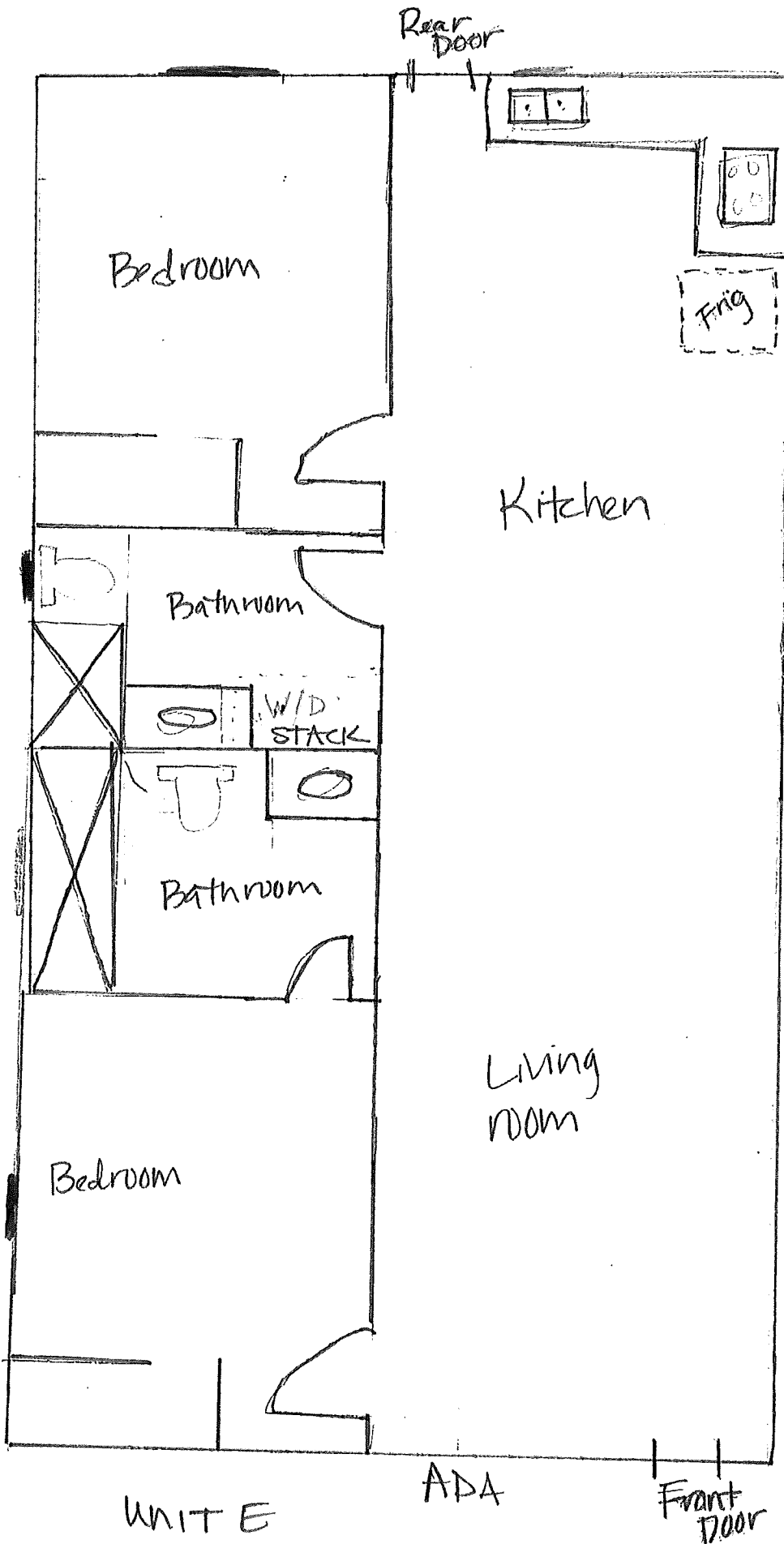
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Triplex House Plan 059M-0001





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 March 25, 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-26-2 BY BRANDON CLEVELAND (ACTION ITEM): The applicant requests Conditional Use Permit approval for Multifamily dwelling in the R2A zone, on a .51 acre undeveloped parcel located at 3112 6th Street. The applicant is requesting approval to build a 5-plex multifamily building with 10 parking spaces. Multifamily dwelling, meeting the standards of section 37-124.1 of Lewiston City Code is allowed by Conditional Use Permit.

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 March 24, 2026** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

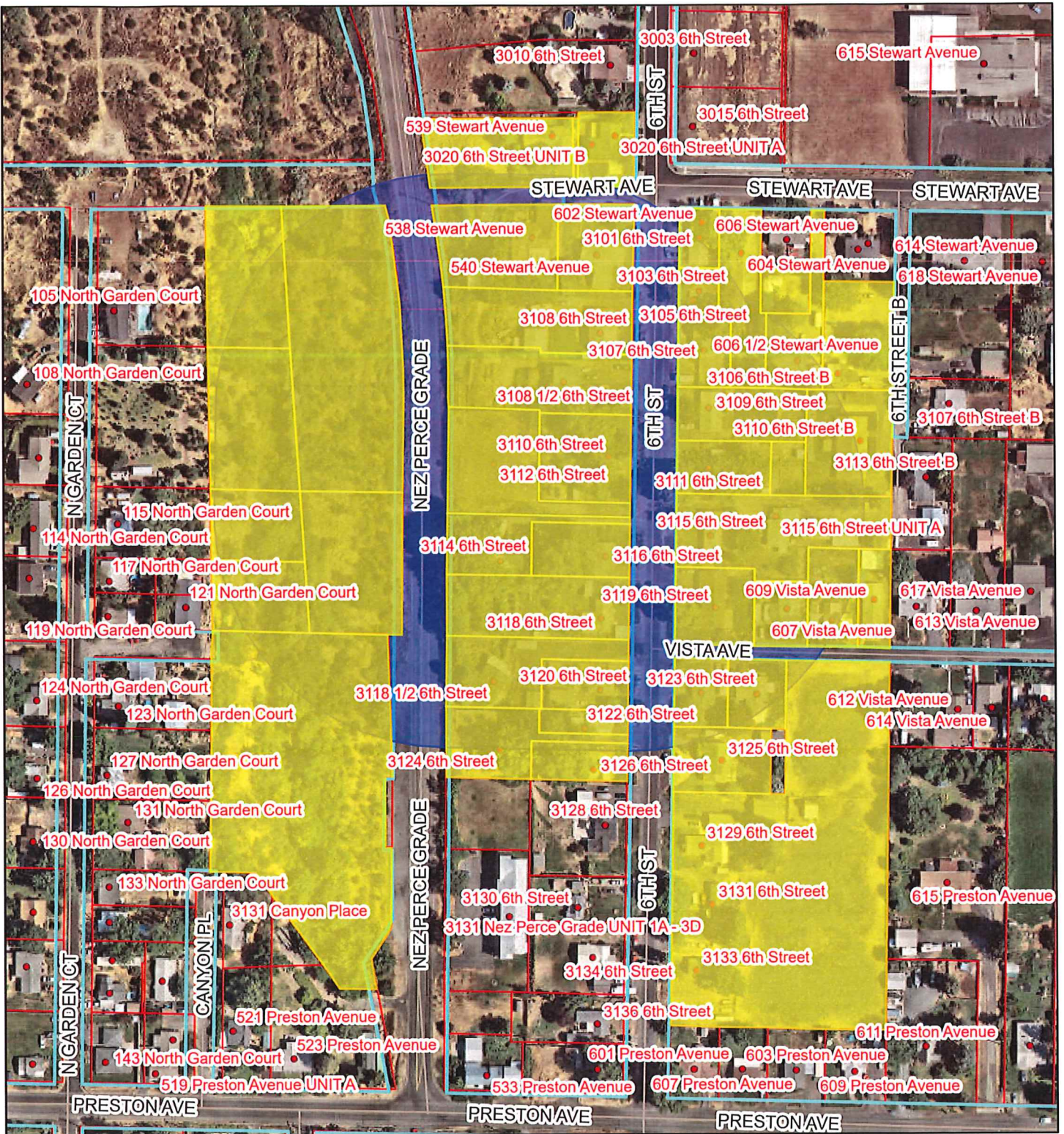
Comments/Testimony for public hearings may also be given in-person at the meeting, during the public hearing.

Public Hearing notice publication date: Sunday March 8, 2026.

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OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
ANDREWS DALE J &	ANDREWS KAREN L	3119 6TH ST	LEWISTON	ID	83501	3119 6TH ST
KERNAN KEVIN J		606 1/2 STEWART AVE	LEWISTON	ID	83501	606 1/2 STEWART AVE
DANIELS JOSHUA W		605 VISTA AVE	LEWISTON	ID	83501	605 VISTA AVE
VANTASSEL JENNIFER J		540 STEWART AVE	LEWISTON	ID	83501	540 STEWART AVE
GOSSAGE ARNOLD R &	GOSSAGE STACEY A	3107 6TH ST	LEWISTON	ID	83501	3107 6TH ST
NELSON RICKY E &	NELSON CINDY L	539 STEWART AVE	LEWISTON	ID	83501	539 STEWART AVE
HUFFAKER LIVING TRUST	HUFFAKER WELD D &	538 STEWART AVE	LEWISTON	ID	83501	538 STEWART AVE
OLANDER SCOTT R		3111 6TH ST	LEWISTON	ID	83501	3111 6TH ST
BEST KEVIN L &	BEST TERESA M	3110 6TH ST	LEWISTON	ID	83501	3110 6TH ST
JACKSON PENNY		3114 6TH ST	LEWISTON	ID	83501	3114 6TH ST
SLAYBAUGH DEAN MICHAEL		2376 17TH ST	CLARKSTON	WA	99403	3101 6TH ST
KREBS THOMAS L &	KREBS KATHERINE A	121 N GARDEN CT	LEWISTON	ID	83501	
OLANDER ALLEN B		3109 6TH ST	LEWISTON	ID	83501	3109 6TH ST
BAUKNIGHT CHRISTOPHER E &	BAUKNIGHT NICOLE CATHLEEN	115 N GARDEN CT	LEWISTON	ID	83501	
WOLHAUPTER LOUISA C &	WOLHAUPTER JASON A	3120 6TH ST	LEWISTON	ID	83501	3120 6TH ST
TAROLA CYNTHIA A		626 AIRWAY AVE	LEWISTON	ID	83501	3122 6TH ST
EIER THOMAS E		219 21ST AVE	LEWISTON	ID	83501	
HENRY LEEJAY &	OCAMPO-HENRY KRISTI &	3110 6TH STREET B	LEWISTON	ID	83501	3110 6TH STREET B
KERNAN KEVIN		606 1/2 STEWART AVE	LEWISTON	ID	83501	
COX GARY W &	COX DONA L	112 N GARDEN CT	LEWISTON	ID	83501	
BAKKER PETER G &	BAKKER PATRICIA A	2744 ROLLING HILLS LN	CLARKSTON	WA	99403	604 STEWART AVE
MELLINGER BRAD &	MELLINGER JESSICA	3125 6TH ST	LEWISTON	ID	83501	3125 6TH ST
KREBS THOMAS L &	KREBS KATHERINE A	121 N GARDEN CT	LEWISTON	ID	83501	
SCHWARTZ JONATHAN J &	SCHWARTZ ELIZABETH J	127 N GARDEN CT	LEWISTON	ID	83501	
LORENTZ KEVIN JAY &	LORENTZ SARAH JEANETTE	105 N GARDEN CT	LEWISTON	ID	83501	
KERSHAW MICHAEL D		609 VISTA AVE	LEWISTON	ID	83501	609 VISTA AVE
ROWE CAROL L &	ROWE DERYL G &	3115 6TH ST	LEWISTON	ID	83501	3115 6TH ST
WILCOX JOYCE TRUST		3118-1/2 6TH ST	LEWISTON	ID	83501	3118 1/2 6TH ST
WEIBLER JOHN M &	WEIBLER CELIA A	3010 6TH ST	LEWISTON	ID	83501	3020 6TH ST
BURGESS WELDON N &	BURGESS DENISE D-RES LIFE EST	3118 6TH ST	LEWISTON	ID	83501	3118 6TH ST
SLAYBAUGH DEAN MICHAEL		2376 17TH ST	CLARKSTON	WA	99403	3103 6TH ST
BRISCOE KIMBERLY A		3124 6TH ST	LEWISTON	ID	83501	3124 6TH ST
DENNLER SARAH A		3123 6TH ST	LEWISTON	ID	83501	3123 6TH ST
FISHER LARRY L		604 VISTA AVE	LEWISTON	ID	83501	604 VISTA AVE
HUBBARD ROBERT &	HUBBARD ROSA	3108 1/2 6TH ST	LEWISTON	ID	83501	3108 1/2 6TH ST
KINZER BRETT C &	KINZER MELISSA K	3139 5TH ST	LEWISTON	ID	83501	3129 6TH ST
WEIBLER JOHN M &	WEIBLER CELIA A	3010 6TH ST	LEWISTON	ID	83501	
MEE AJ &	MEE AMANDA K	3108 6TH ST	LEWISTON	ID	83501	3108 6TH ST
GRAVES TIMOTHY J		3116 6TH ST	LEWISTON	ID	83501	3116 6TH ST
OLANDER SCOTT		3111 6TH ST	LEWISTON	ID	83501	
BOYD BRIAN MATTHEW		3126 6TH ST	LEWISTON	ID	83501	3126 6TH ST
VALVERDE DIEGO F &	BARTON EUGENIA	3106 6TH STREET B	LEWISTON	ID	83501	3106 6TH STREET B
NEW SAMUEL	BLOOM YVONNE &	607 VISTA AVE	LEWISTON	ID	83501	607 VISTA AVE
COX GARY W &	COX DONA L	112 N GARDEN CT	LEWISTON	ID	83501	

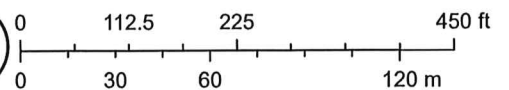
City of Lewiston



3/6/2026, 12:41:45 PM

1:2,386

- adSites result
- City Limit
- Area City Impact
- City Parks
- URBAN PRINCIPAL ARTERIAL
- URBAN MINOR ARTERIAL
- URBAN COLLECTOR
- RURAL MAJOR COLLECTOR
- <all other values>
- ROW
- Street
- Address
- adSites



Microsoft, Vantor



PLANNER'S STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

Date: 3/16/2026

Case File Number: CUP-26-2

Applicant:

Brandon Cleveland
1336 Hemlock Avenue
Lewiston, ID 83501

Property Owner:

Brandon Cleveland
1336 Hemlock Avenue
Lewiston, ID 83501

Site Location:

3112 6th Street
Lewiston, ID 83501

Request/Proposal: The applicant requests Conditional Use Permit approval multifamily dwelling in the R2A zone, on a .51 acre undeveloped parcel located at 3112 6th Street. The applicant is requesting approval to build a 5-plex multifamily building with 10 parking spaces. Multifamily dwelling, meeting the standards of section 37-124.1 of Lewiston City Code (LCC) is allowed by Conditional Use Permit pursuant to LCC 37-36(8).

Subject Property and Surrounding Land Uses:

The subject property is a .51 acre parcel, located on a flag lot ("*Lot, flag* means a lot that is, generally, in the shape of a flag extended at the end of a pole, wherein the pole portion of the lot serves to provide the required street frontage and the flag portion of the lot serves to provide the buildable area of the lot."), that is

CUP-26-2

currently undeveloped and is vacant land. The parcel connects to 6th Street to the east via a 20 foot wide “flag pole”, and also fronts Nez Perce Grade on its west side, with a 30 foot drop in elevation, making access from Nez Perce Grade difficult. The surrounding neighborhood is mostly single family and duplex dwelling units. There is a Manufactured Home Park about a block to the east on Vista Ave and an apartment complex six lots to the south on the east side of Nez Perce Grade. The properties to the west across Nez Perce Grade are all undeveloped.

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)

- **Sec. 37-124.1. - Standards for multifamily development.**

Where multifamily dwellings are allowed as a use permitted outright or as a conditional use, the following standards shall apply:

- (1) Parking must be paved and meet all requirements of article VII, off-street parking and loading.
- (2) Where more than one (1) detached single-family dwelling exists on one (1) lot, the minimum required lot area shall be the minimum required by the zoning district multiplied by the number of detached single-family dwellings.
(Ord. No. 4499, § 3, 1-28-08; Ord. No. 4676, § 27, 11-28-16)

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



(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.

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.

Examples of these housing types would be single-family homes, duplexes, small-scale apartments.

Residential Multi-unit is identified as a Supporting Use for this designation.

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

LU.1 Accommodate future development and redevelopment

LU.1.2 Encourage quality development. Streamline processes and regulations for catalyst projects and development that fills gaps in services, provides housing or employment, or meets other community needs.

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

LU.2 Provide housing choices throughout Lewiston.

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

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

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

ED.2.3.2 Attract an increased variety of housing types to accommodate new workers.

H.1. Increase housing quality and production.

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

H.1.3.3 Study and act to overcome barriers to housing development for housing types that are not currently being built (e.g. multifamily and missing-middle housing). Barriers may include parking requirements, state restrictions on uses of funding, environmental review, developer infrastructure investments, permitting timelines, land availability, lack of land zoned for these housing types, lack of zoning code use by right allowance for these housing types, and others.

H.2. Diversify housing options

H.2.1 Raise community awareness and interest for missing middle housing types. Educate developers and residents about the benefits of a diverse range of housing.

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

H.2.2.1 Evaluate existing land use regulations for areas where additional missing middle housing could be accommodated and update as needed. Consider incentives such as reduced permitting fees for these housing types.

H2.3.2 Factor additional density into infrastructure plans along transit corridors where additional housing is encouraged to reduce infrastructure cost for development of additional housing.

H.3.2.1 Identify areas within walking distance of existing or planned transit services and direct resources to encourage missing middle and denser housing types in those locations.

H.3.2.2 Evaluate infrastructure for areas with existing excess capacity and target additional housing resources in those locations.

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

Input From Other Departments/Agencies:

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

The Lewiston Fire Department provided no comments on the application.

Analysis:

The subject property is an undeveloped flag lot. It has some slope to its topography with a 30 foot drop between the eastern property line and Nez Perce Grade. There is a utility access easement running on the southern property line that provides access to a sewer manhole at the southwest corner of the property. There is also a sewer line easement that runs diagonally across the north west corner of the property.

The applicant is proposing a 5-plex apartment building with 10 parking stalls and some small storage units for resident use. The applicant is proposing a 25 foot setback from the southern property line and adjacent flag lot at 3114 6th Street. Within this 20' setback is the previously mentioned utility access easement. The

application states that 3 of the proposed units would be 2 story units and 2 of the proposed units would be ground floor, Americans with Disability Act (ADA) accessible units. The proposed parking stalls would be on the east side of the building with 2 stalls per unit provided. Per LCC 37-148, one of the parking stalls is required to be ADA-compliant. No ADA parking stall is identified on the applicant's site plan. Parking lot landscaping will be required to comply with LCC 37-153 at the time of building permit application, should CUP-26-2 be approved.

The Comprehensive Plan Future Land Use designation for the property is Neighborhood Residential which lists Residential Multi-Unit housing as a supporting use. As the Commission has heard before, housing is a top priority for both the City of Lewiston and the State of Idaho in general. Additional rental housing has been identified as a need. LU.2 Provide housing choices throughout Lewiston and LU.2.1 Diversify possible housing options. Ensure that a variety of types, scale and density appropriate housing can be constructed throughout Lewiston, promoting neighborhoods that cater to residents of all incomes, ages, family structures and cultures are both supported by this application. Small scale, multifamily housing infill development in established neighborhoods is a cost effective way to provide additional housing stock to the city.

The subject property is located on a minor arterial road (Nez Perce Grade) and a local road (6th Street), neither of which have curb, gutter or sidewalk. Access is proposed from 6th Street. Access from Nez Perce Grade would be extremely difficult due to a 10' "cliff" at that street frontage. The subject property is 1 block north of Preston Ave, which is a collector street, and also has no curb, gutter or sidewalk. Two (2) blocks west is a city bus stop where both the West Route and the East Route stop (Kinzer Air at 3139 5th St). Traffic generation and stormwater run-off from the proposed development will be addressed by the Public Works Department at the time of building permit application, should CUP-26-2 be approved.

Multi-family residential housing is preferred to be located along transit routes. Comprehensive Plan Goal H.3.2.1 is: "Identify areas within walking distance of existing or planned transit services and direct resources to encourage missing middle and denser housing types in those locations." The proposed "missing middle" 5-plex and its close proximity to existing bus stops support this goal from the Comprehensive Plan.

Relevant Criteria and Standards:

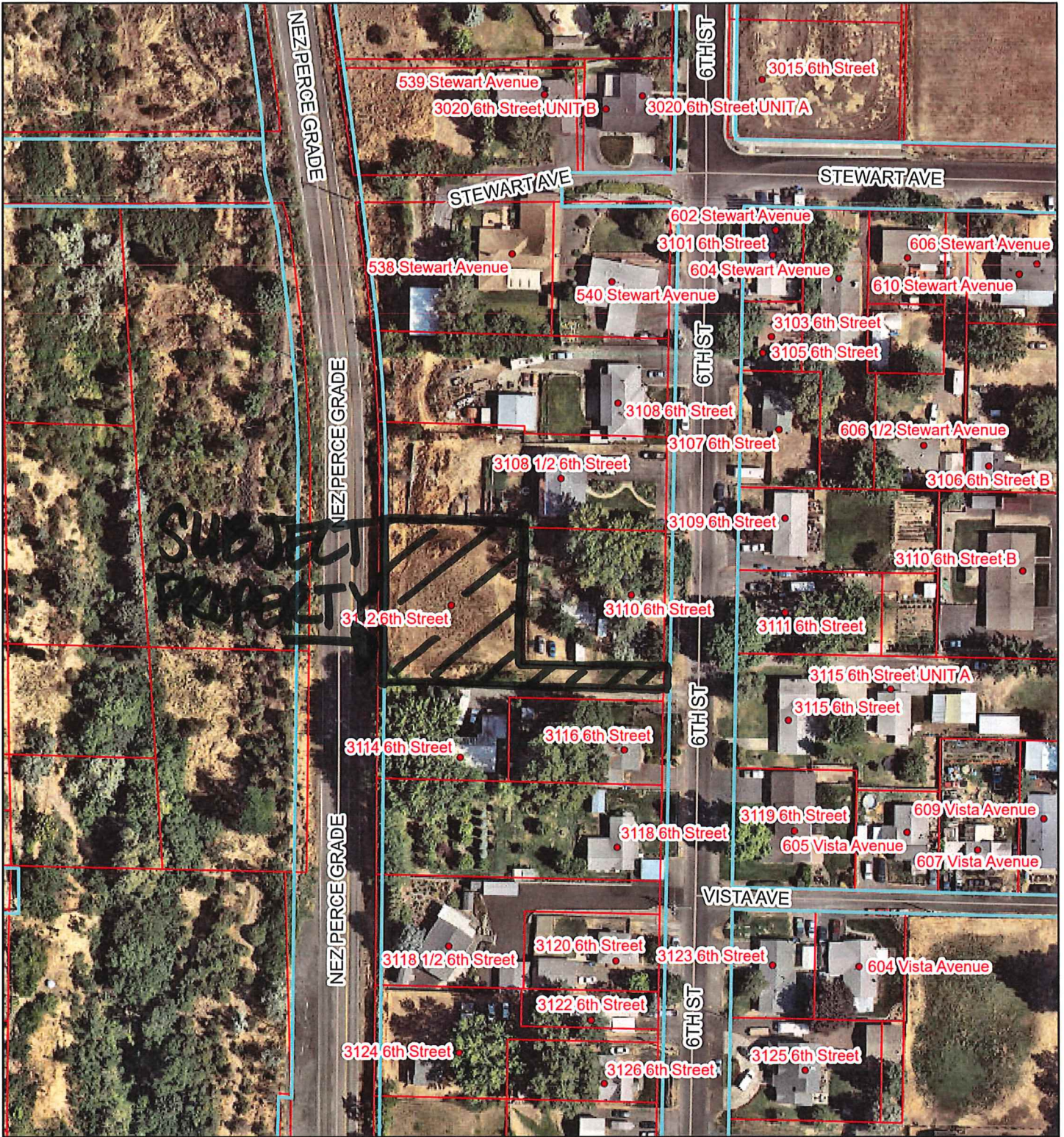
See attached reasoned statement worksheet.

Prepared By:

Katie Hollingshead, ACIP
(208) 746-1318, ext. 7261
khollingshead@cityoflewiston.org

CUP-26-2

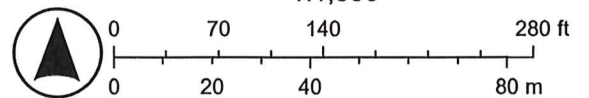
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| URBAN PRINCIPAL ARTERIAL | City Parks |
| URBAN MINOR ARTERIAL | ROW |
| URBAN COLLECTOR | Street |
| RURAL MAJOR COLLECTOR | Address |
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| City Limit | |

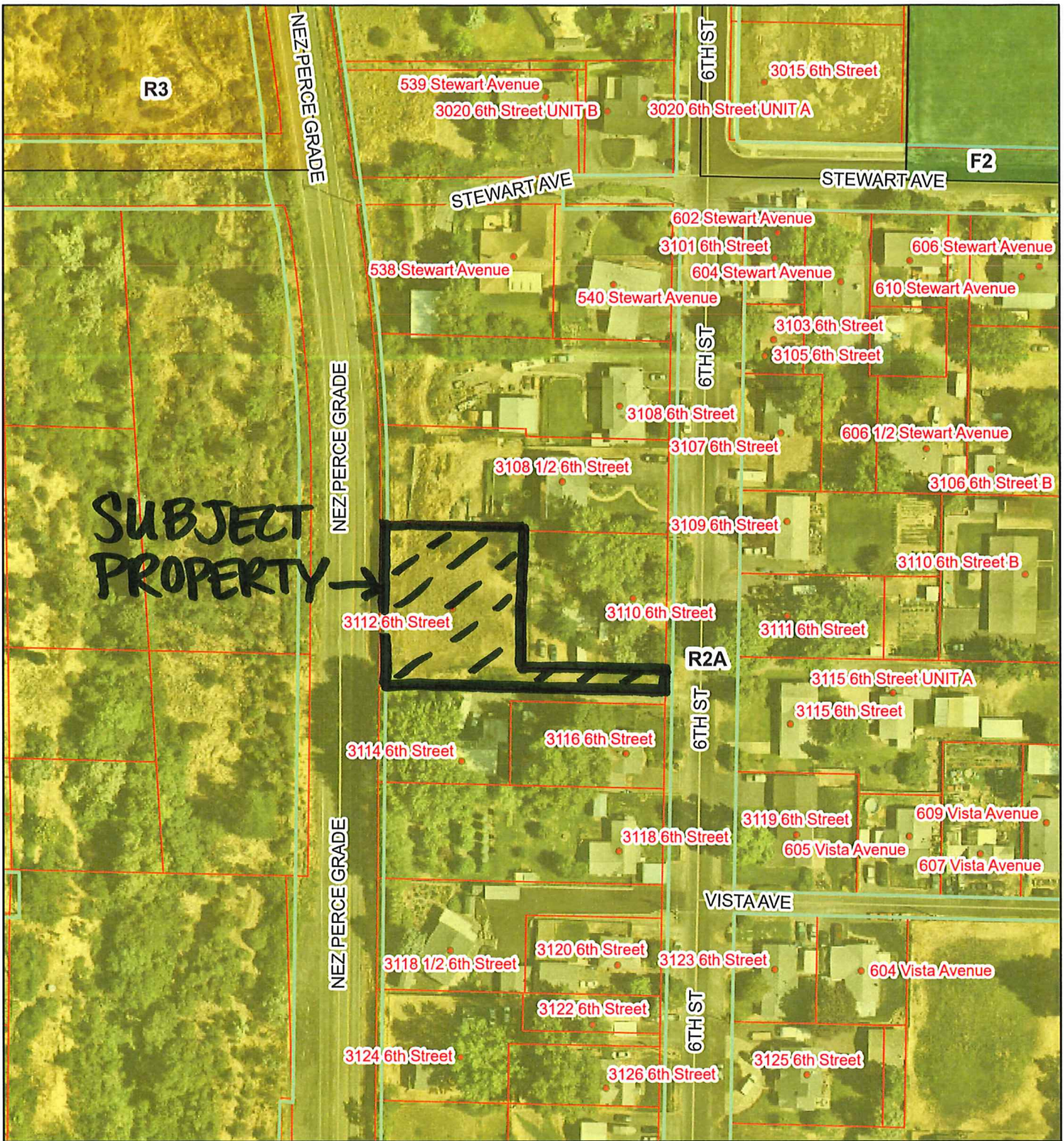


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City of Lewiston

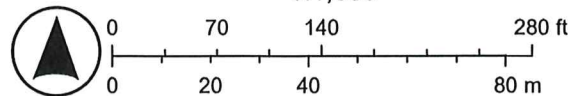
CUP-26-2



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|---|---|--|

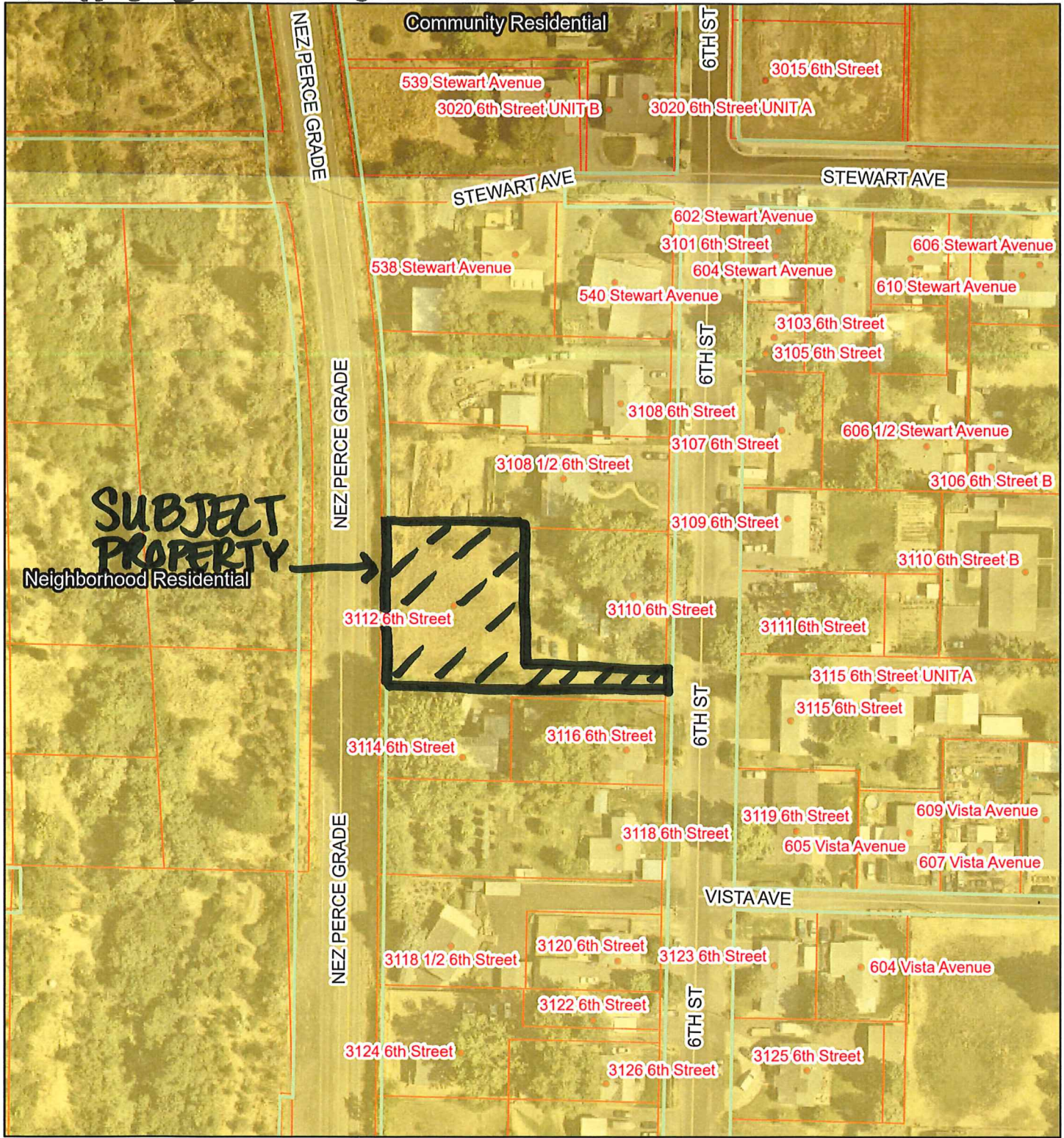


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COMP PLAN FUTURE LAND USE

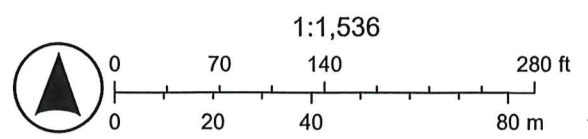
City of Lewiston

CUP-26-2



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|-----------------------------------|--------------------------|--------------------------|
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| URBAN MINOR ARTERIAL | Community Commercial | 21st_left |
| URBAN COLLECTOR | Neighborhood Commercial | South of Main Transition |
| RURAL MAJOR COLLECTOR | Industrial | North Lewiston_gradient |
| <all other values> | Downtown | Special_Commercial |
| City Limit | Community Residential | Other |
| Area City Impact | Neighborhood Residential | ROW |
| City Parks | Open Space | Street |
| Future Land Use Designation | AOI Non-Residential | Address |
| Normal Hill Special Planning Area | AOI Residential | adSites |



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**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-26-2

II. APPLICANT’S NAME AND ADDRESS:
Brandon Cleveland
1336 Hemlock Avenue
Lewiston, ID 83501

III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:
3112 6th Street
Lewiston, ID 83501

IV. DATE OF PUBLIC HEARING:
March 25, 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 Multifamily dwelling in the R2A zone, on a .51 acre undeveloped parcel located at 3112 6th Street. The applicant is requesting approval to build a 5-plex multifamily building with 10 parking spaces. Multifamily dwelling, meeting the standards of section 37-124.1 of Lewiston City Code is allowed by Conditional Use Permit.

VII. DECISION:
The Lewiston Planning and Zoning Commission [**APPROVES/DENIES**] **XXX**.

VIII. CONDITIONS OF APPROVAL:
Pursuant to Lewiston City Code § 37-160, the Planning and Zoning Commission may impose conditions upon approval of a conditional use permit. This conditional use permit is subject to the following conditions:

XXX.

IX. TERMINATION OF CONDITIONAL USE PERMIT:

Pursuant to Lewiston City Code § 37-160, authorization of a conditional use permit shall be void after twelve (12) months unless:

- (1) A building permit pursuant thereto has been applied for;
- (2) Where no building permit is required, the intent of the conditional use has been fulfilled; or
- (3) Substantial progress towards completion of the project has been accomplished, as determined by the community development director.

X. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

XI. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this conditional use permit:

1. The proposed use (**will/will not**) result in conditions that will tend to generate nuisances (such as noise, dust, glare, vibrations, and odors) or, if so, any anticipated nuisances will be appropriately mitigated. Applicable commentary:
2. The proposed use (**is/is not**) a public necessity (**and/but**) (**is/is not**) justified by the applicant and deemed to be of benefit to the public. Applicable commentary:
3. The character of the proposed use, if developed according to the plan as submitted, (**will/will not**) be in harmony with the area in which it is to be located. Applicable commentary:
4. The proposed use (**will/will not**) endanger the environment or the public health or safety. Applicable commentary:
5. The proposed use (**will/will not**) be in substantial conformance with the Comprehensive Plan. Applicable commentary:
6. Pursuant to Idaho Code § 67-6512, the conditional use permit may be granted subject to the ability of political subdivisions, including school districts, to provide services for the proposed use. Applicable commentary:

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP-26-2

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7. The proposed rezone (**is/is not**) in conformance with Idaho Code 67-6537, Use of Surface and Ground Water. Applicable commentary:

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

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

NOTICE TO APPLICANT AND AFFECTED PERSONS: An applicant or affected person may file a written request for reconsideration with the City Clerk to request that the Planning and Zoning Commission reconsider its final decision within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP-26-2

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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: _____
Tanya Brocke, Community Development Specialist