



Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
April 8, 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 MARCH 25, 2026 MEETING MINUTES (ACTION ITEM)

B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS DENYING 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 ()

C. CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT (RAINWOOD WEST) (ACTION ITEM): The applicant proposes to subdivide 1.1 acres (currently developed with single single-family homes addressed as 3206 7th Street and 3206 & 1/2 7th Street) into four lots in the Low Density, R2A, Zone. The Planning and Zoning Commission will make a recommendation to City Council to approve or deny the application. - Action Item ()

D. PUBLIC HEARING AND DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR APPLICATION ANX-26-1, CPA-26-1 AND ZNC-26-1 BY JOE GRECO OF GRECO LAND DEVELOPMENT LLC: The applicant requests that the undeveloped 34.34 acres of land, located south of Birch Avenue and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision, be removed from the Lewiston Area of City Impact and annexed into the Lewiston city limits and that it be assigned a Comprehensive Plan Land Use Designation of Neighborhood Residential and placed in the Low Density Residential, R2, Zoning District and amending the Lewiston Area of City Impact Map accordingly. - Action Item ()

E. UPDATE FROM STAFF ON UPZONE ZNC24-5: 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. - Presentation ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF APRIL 22, 2026 (REASONED STATEMENT FOR ZNC-26-1 AND PUBLIC HEARING ON 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.