



**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.

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**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 6<sup>th</sup> 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 7<sup>th</sup> Street and 3206 & 1/2 7<sup>th</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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.

March 25, 2026

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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; Shaunita Cable; Zach Battles; Maureen Anderson; Cynthia Ball, arriving at 5:45 pm.

*COMMISSIONERS EXCUSED:*

*COMMISSIONERS UN-EXCUSED:* Kyle Harris

*STAFF MEMBERS PRESENT:* Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney; Pat Severance, Development Supervisor; Julian Sorrell, Fire Marshal

**II. CITIZENS COMMENTS**

None

**III. ACTIVE AGENDA**

**A. APPROVAL OF FEBRUARY 11, 2026 MEETING MINUTES (ACTION ITEM)**

Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, approval of the February 11, 2026 meeting minutes with corrections. The motion carried 5-0.

**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):**

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.

Chair Iacoboni confirmed that there will not be any access from Nez Perce Grade.

Staff Hollingshead stated that there would not be access from Nez Perce Grade.

Commissioner Anderson asked where the nearest fire hydrant is.

Julian Sorrell, Fire Marshal, pulled up the GIS mapping system and showed the Commission that the closest fire hydrant is a couple of parcels over. He stated there is sufficient access for a fire access road and more than the required fire flows needed for this type of project. Since the project will have fire sprinklers, a minimum response will be needed if there is a fire. Staff Sorrell provided standard comments on the requirement for a fire access road.

Commissioner Anderson asked what materials would be used for the driveway and parking, and whether it would affect stormwater.

Pat Severance, Development Supervisor, stated it will most likely be compacted gravel. The design guidelines will prevent water runoff by underground swells and drains. This would be a requirement that would be approved during the building permit process.

Commissioner Anderson asked if there is any requirement for street frontage along 6<sup>th</sup> St.

Staff Hollingshead stated that there is no requirement besides the 20-foot flag pole that would require improvement.

There being no further questions for the staff, Chair Iacoboni asked for applicant testimony.

Applicant Cleveland, Lewiston Idaho, stated that he is available for any questions that the commission might have.

Commissioner Ball asked if there would be a need for the foundation stability of the site.

Applicant Cleveland stated that there is about 18 inches of topsoil, and the foundations will be done per code; no blasting or drilling will be needed.

Chair Iacoboni asked if there had been any traffic impact consideration.

Applicant Cleveland stated there has not been anything done at this time. The main goal is to just get 5 apartments on the property.

Commissioner Anderson asks what they plan on charging per unit.

Applicant Cleveland stated \$2,500 to \$2,800 per unit.

Commissioner Ball asked if there would be a fire access road.

Applicant stated yes, there would be a hammerhead fire access road. Concrete and paved area will be closer to the apartments. The drive would be gravel and tested for compaction.

Commissioner Battles asked if there would be a sidewalk between the building and the parking stalls.

Applicant stated yes, there would be for ADA. The patio pads on the backyard of the units will be small, 8'x8'.

Commissioner Battles asked if the parcel had been reviewed for any private easements.

Applicant Cleveland stated only for the current utility easement that has the city sewer main.

There being no further questions for the applicant, Chair Jacoboni asked for public testimony.

Kevin Best, Lewiston, Idaho, stated that the fire access road would border his property, and people who own their homes take better care of it and their property. He has concerns that this project will degrade his property value. The noise is a concern, and how would someone in a wheelchair get to the end of the drive if it's gravel.

Dale Andrews at 3119 6<sup>th</sup> St stated that the pictures provided are deceiving, and he has lived there for 42 years. He is going to lose his partial view. Also, there are 10 new lots by Beacon School and even more over by Sportsman Warehouse. This project is going to increase heavy traffic, and there is no second access out; 6<sup>th</sup> Street is a dead-end street. The neighborhood should stay a single-family dwelling neighborhood.

Tim Graves at 3116 6<sup>th</sup> Street stated that 6<sup>th</sup> Street does not have any sidewalks, street lighting, shoulder or street lines. There is concern when adding 10 additional cars to a street where there are kids playing. There will be additional delivery trucks and garbage/sanitation trucks that will cause additional noise. The dumpsters are going to cause a smell. If these units are rented, then there is going to be additional traffic when the units have renter turnover. Approving this will cause the whole nature of the neighborhood to change.

Robert Hubbard, Lewiston, Idaho, stated that a 6 plex is not going to work, the fire department is not going to be able to get in. He does not want this 6 plex there, and he does not want his property value to go down.

Jennifer Vantassel, Lewiston, Idaho, asked if there will be fencing along Nez Perce Grade, and that 6<sup>th</sup> Street is very narrow.

Penny Jackson, 3116 6<sup>th</sup> Street, stated that stormwater washed out her driveway, the flog pole to the property in question, and her pond. The fire department is not going to want to come down the drive, and the noise is going to be loud. There will be heavy trucks coming down the easement, and the lot is .492 acres, not .51 acres. This project is to make money and ruin the valuation of the surrounding properties. She stated that a duplex would be more feasible for this property. She has tried to drive her RV down the easement and had a hard time turning it around, so how would a fire truck make it down it. If there were a fire, it could take out the neighbor's property even if the project has fire sprinklers. She does not want her easement destroyed and having to repair it due to the increased traffic. The neighborhood should stay low-density, and she asks the commission to deny this project.

Tim Row, 3115 6<sup>th</sup> Street, opposes this project. His concerns are the additional traffic that would have its headlights directed at their home. He has a concern about the renters blocking the fire sprinklers with their personal items. The information he received from the County website is that the property is .492, not .51 acres. There just isn't enough space for a 5 plex, and the construction traffic is going to be a nuisance. Sixth Street is just too small a street, and the area is low density, and there is not enough room for the additional traffic, garbage pickup, and ask that this request be denied.

Dale Andrews, 3119 6<sup>th</sup> Street, stated that the canyon is a tinder box in the summertime, and if there is a fire, it is going to catch fast. It has caught fire once before.

Dawn Ortiz, Community Development Supervisor, confirmed with the Commission that they received the 7 public comment emails submitted before the meeting.

Jennifer Tengono, City Attorney, stated that there have been multiple public comments related to this property being rezoned. This is not an application for a rezone; this is an application for a conditional use permit. In Lewiston City Code Section 37-6, it states, conditional uses are permitted in an R2A zone, and the following uses and their accessory uses are permitted when authorized in

accordance with the standards and requirements of Article 4 and 9 and number 8 of that is a multi-family dwelling that meets the standards of Section 37-124.1 of this code, which in and of itself states, where multifamily dwellings are allowed as a use permitted outright or as a conditional use, the following standards shall apply. Parking must be paved and meet all requirements of Article 7 of Off-Street Parking and Loading, and where more than one detached single-family dwelling exists on one lot, the minimum required lot area shall be the minimum required by the zoning district multiplied by the number of detached single-family dwellings. You've received multiple comments related to different building standards and other things that are outside the scope of what's considered the requirements about whether or not, the Commission can approve or disapprove of a conditional use permit, and for the sake of the record, I want to make sure that we're reading that out loud, because as the Commission has additional opportunities to ask questions of the public, the staff, and the applicant, these questions should be more, focused on the actual standards that you are to base your decision on tonight, and not ancillary or unrelated conditions that while they may be used to inform the Commission in making their decision on whether or not that information supports one of your decisions, they, are otherwise not a part of the considerations for the Commission. Again, this is related to an application for a conditional use permit in the R2A, and as long as the information provided to the Commission supports a decision, the use is permitted as a conditional use. This isn't necessarily a by-right use, where no input from the neighbors, the applicant, or staff is required, but this is one of those land uses that, because it's already permitted, with a conditional use permit. The things that the Commission is asked to consider as relevant criteria appropriate in standards is whether or not the proposed use of the property will result in conditions that will tend to generate nuisances, including but not limited to noise, dust, glare, vibrations, odors, and then the like, or if so, that any anticipated nuisances will be appropriately mitigated. The proposed use is or is not a public necessity, and is or is not justified by the applicant and deemed to be of benefit to the public. The character of the proposed use, if developed according to the plan as submitted, will or will not be in harmony with the area to which it is located. The proposed use will or will not endanger the environment or the public health or safety, and the proposed use will or will not be in substantial conformance with the comprehensive plan. So, the information that you're receiving tonight related to, comments about rezoning this property, this is not a request to rezone the property, so I would take that for what it's worth. But other conditions related to testimony provided tonight, if it helps you inform any of that criteria, I would ask that you take this opportunity to ask clarifying questions, or gather the information that's needed to support one of those five determinations, because you will be asked to explain in detail, what information was presented tonight. It sounds like there's been some questions about the size of the property, and whether or not the size provided justifies that

5 limit, or that 5 units. Information such as that is definitely relevant to this, but, you know, questions about, the width of 6th Street, that's not relevant to whether or not this applicant's land use, in and of itself, at this stage of the process should or should not be granted, unless you're able to point to something specific about whether or not it'll create a nuisance, is a public necessity, is in harmony with the area, endangers the environment or public health or safety, or will not be in substantial or conformance with the comprehensive plan. If this property were developed as for any of the other permitted uses, you know, there's a very high likelihood that this commission would also get similar objections about the type of density or the type of permitted uses. And because of the fact that there's concerns about this being more than one unit, I would note that a use permitted outright for this property includes a manufactured home park, a mortuary, a school, a preschool, and a tiny housing village. There are additional development considerations related to the density, and some other things, as far as some special conditions, but those are permitted uses by right. A two-family dwelling is also permitted by right, and there's development considerations that are a later part of the land use and development process. Right now, you're just being asked about the land use. Can this property owner use this property as a 5-plex? And then to base your decision on the criteria and city code related to whether or not the applicant has met the conditions of the conditional use permit.

There being no further public testimony, Chair Iacoboni asked for the applicant's rebuttal.

Applicant Cleveland stated that he does not have anything to add.

Commissioner Ball asked how they would mitigate any stormwater runoff.

Applicant Cleveland stated there would be a retaining wall and storm drain to direct the stormwater, and there will be a containment area on the west side.

Commissioner Anderson confirmed the square footage of livable space.

Applicant Cleveland stated yes, the three middle units would be larger than the ADU units.

Commissioner Anderson asked where he came up with the valuation for rent.

Applicant stated that the appliances, cabinets, and countertops will be higher-end, so they would have higher-quality units and thus charge higher rent.

Commissioner Ball asked if there would be overflow parking.

Applicant stated that they added an additional parking spot per unit.

Jeniffer Tengono, City Attorney, stated whether or not this use and traffic generated is a later stage. Is the particular use going to create a public nuisance that affects the city as a whole, such as dust, odor, or smell. Some of the questions regarding the value of the units should not be used to base the outcome or consideration.

Commissioner Cable asked if the acreage was .492 or .51.

Staff Hollingshead said she did double-check the measurement based on the record of the survey and warranty deed and did confirm this with the city surveyor.

Chair Iacoboni asked how long the construction would take to finish.

Applicant stated 8 months start to finish from the time the permit is issued until the landscaping is done. It will not be heavy traffic throughout the whole construction process.

Chair Iacoboni allowed further comment from the public.

Penny Jackson, Lewiston, Idaho, stated that she was provided with the documented record of the lot, and it is only .42, not .51. When an access road is changed to a high-density use, it needs to be constructed as such. Wants to use what the county has used

Jennifer Vantassell, Lewiston, Idaho asked how many storage units and what size, and whether there is parking for these storage units.

Chair Iacoboni stated there will be 5 storage units, which are 200 sf, and they are attached to each unit.

Staff Hollingshead stated yes, the information Ms. Jackson mentioned was provided to all commissioners, and one of those items was the warranty deed. These measurements on the warranty deed were verified by the City Surveor and they do add up to the .51.

Commissioner Battles asked if there are any indications that higher density would be in favor of sidewalks and transit access.

Staff Hollingshead stated yes, on page 8 of the staff report, it states that 2 city blocks south and west of the property is a bus stop.

Staff Tengono stated that parcel owners are usually not taxed on the easement of the parcel, and this could be part of the difference. She also stated she doesn't recommend relying on the information provided by the realtor, as there is no legal action against male practice, whereas a City Surveyor's information would have legal action against male practice.

Chair Iacoboni asked what .49 would allow.

Staff Hollingshead stated the lot is big enough to construct a duplex, and it could possibly be subdivided, but doesn't remember if the subdivision would allow for two duplexes or if it would be a duplex and single unit, but if it is less than, it would be a 4 plex.

Commissioners and Staff discussed the two different warranty deeds, what is taxed, whether easements are considered in the lot size, and which warranty deed the City surveyor reviewed.

There being no further public testimony or questions for staff, Chair Iacoboni asked for the applicant's rebuttal.

Applicant Cleveland stated he did not have any further comments.

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

After deliberation and discussion, Commissioners Battles and Anderson moved and seconded, respectively, to direct staff to draft the Reasoned Statement denying CUP-26-2. The motion carried 4-2.

#### **IV. STAFF-COMMISSION COMMUNICATIONS:**

##### **A. Query of Commissioners for the April 08, 2026 meeting.**

All commissioners in attendance should be in attendance for the April 08, 2026 meeting. Staff Hollingshead stated there will be a public hearing at the next meeting.

#### **V. ADJOURN**

There being no further business, Commissioners Ball and Anderson moved and seconded, respectively, to adjourn. The motion carried 6-0, and the Planning and Zoning Commission adjourned at approximately 8:24 p.m.

RESPECTFULLY SUBMITTED,

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Dawn Ortiz,  
Recording Secretary

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Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.



March 31, 2026

To: Lewiston Planning and Zoning Commission

Re: Rainwood West - Preliminary Plat

Commissioners:

The Rainwood West preliminary plat proposes to subdivide approximately 1.10 acres of property located along the West side of the 3200 block of 7<sup>th</sup> Street, into 4 development lots. The property proposed for subdivision is currently occupied by two existing single family residences. The Developer intends to retain the two residences, and following the subdivision, the residences will occupy the proposed Lots 2 and 4, respectively. Lots 1 and 4 of the proposed subdivision will be configured utilizing the flag lot development standard defined in Section 37-124 of the City Zoning Ordinance. The flag lots will be accessed utilizing a private shared access driveway as allowed in Section 37-124(d)(2) of City Code. The shared access driveway will need to be constructed as indicated by City standard drawing 3-1, and approved by City staff prior to Council approval of the final plat. The Developer has proposed to construct 210 feet of curb, gutter and sidewalk with asphalt patch-back to satisfy frontage improvements along 7<sup>th</sup> Street.

The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Lewiston Orchards Sewer District, and representatives from both districts have indicated their intent to provide service for the proposed lots. Avista Utilities, Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

The subject property is zoned R2A, and the proposed lot configurations adhere to the requirements of the R2A zone, and the City of Lewiston Zoning Ordinance, City Code Chapter 37.

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

City staff recommends that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Rainwood West - preliminary plat as presented.

Sincerely,



Mark Weigand, PLS  
City Surveyor



**LEGAL DESCRIPTION**

THAT PART OF LOT 1 OF BLOCK 23 OF LEWISTON ORCHARDS TRACT NO. 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING THE POINT OF INTERSECTION OF THE CENTERLINE OF PRESTON AVENUE AND 7TH STREET; THENCE SOUTH 0°7' EAST 140 FEET ALONG THE CENTERLINE OF SAID 7TH STREET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG CENTERLINE SOUTH 0°7' EAST 210 FEET; THENCE NORTH 89°44' WEST 253.34 FEET; THENCE NORTH 0°7' WEST 210 FEET; THENCE SOUTH 89°44' EAST 253.34 FEET TO THE POINT OF BEGINNING; ALL MEASUREMENTS BEING TO THE CENTERLINES OF EXISTING STREETS AND ALLEYS ACCORDING TO THE RECORDED PLAT THEREOF, RECORDS OF NEZ PERCE COUNTY, IDAHO, EXCEPTING THEREFROM ANY ROAD RIGHT OF WAY.

**A SUBDIVISION PLAT OF  
THE RAINWOOD WEST ADDITION  
PART OF LOT 1, BLOCK 23 LEWISTON ORCHARDS TRACT NO. 2  
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO**

**PRELIMINARY**

**SURVEYORS NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE THE FOUR LOTS AS SHOWN HEREON. THE LEGAL DESCRIPTION MATCHED THE FOUND MONUMENTS WHICH WERE USED TO PLACE THE MISSING CORNER OF LOT 4 (SW) PER DEED. TO BETTER MATCH FOUND ANCIENT MONUMENTS, PROKRATION WAS NOT PERFORMED ALONG PRESTON AVENUE.

**ACCURACY STATEMENT:**

THIS SURVEY WAS PERFORMED USING A TRIMBLE R6-4 BASE, R10 ROVER GPS SYSTEM AND A TRIMBLE S6 ROBOTIC INSTRUMENT. CHECK SHOTS VERIFYING THE CITY CONTROL MONUMENTS WERE PERFORMED. DISTANCES SHOWN ARE U.S. SURVEY FEET, GROUND.

**BASIS OF BEARINGS**

IDAHO WEST ZONE 1103 STATE PLANE COORDINATE SYSTEM (CITY OF LEWISTON CONTROL NETWORK) SHOWN MEASURED BEARINGS ARE ROTATED 1'12"15" EAST (CLOCKWISE) FROM RECORD BEARINGS

**LEGEND**

- ☐ COMPUTED POINT-NOT SET
- ⊙ SET 5/8" DIAMETER REBAR, 24 INCHES IN LENGTH, WITH ALUMINUM CAP STAMPED PLS 20165 OR AS NOTED
- ⊙ FOUND MONUMENT SET IN CONCRETE STAMPED NEZ PERCE COUNTY AS NOTED (IN CITY MONUMENT CASE AT INTERSECTION PAVED STREET)
- AS NOTED
- (R) RECORD
- (M) MEASURED
- (S/B) SET BACK
- ①=BLOCK NUMBER
- MONUMENT LINE
- ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- ROAD ACCESS EASEMENT
- WOOD FENCE
- CHAIN LINK FENCE
- PROPERTY ADDRESS

**REFERENCES/NEZ PERCE COUNTY**

- (R1) LEWISTON ORCHARDS TRACT 2 RECORDED MARCH 13, 1907 AS CAB-1 012A.
- (R2) QUIT CLAIM DEED RECORDED 10-8-2020 AS #881132.
- (R3) RECORD OF SURVEY BY PLS NO. 3420, RECORDED DECEMBER, 1979 AS #482843. SURVEYOR: LEONARD VAN DYKE.

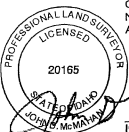
**AREA OF LOTS (1,2,3 AND 4, BLOCK 1)**

1.101 ACRES ZONING R2-A LOW DENSITY RESIDENTIAL

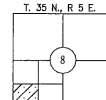
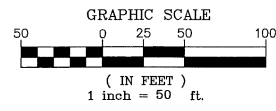
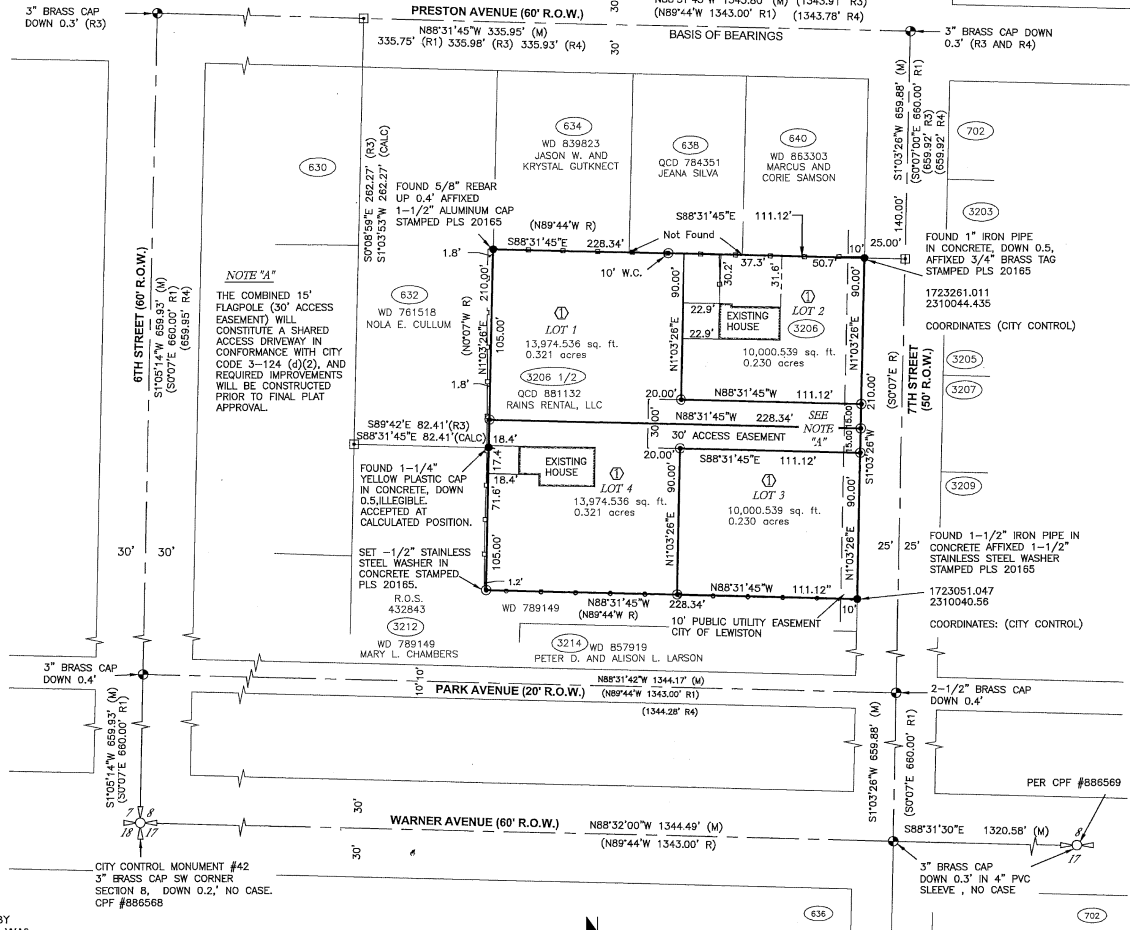
**SURVEYORS NOTES**

1. WARNER AVENUE MONUMENTS WERE NEEDED TO RECOVER THE PARK AVENUE MONUMENTS WHICH WERE PAVED OVER.
2. THIS PLAT, AT THE REQUEST OF RAINS RENTAL, LLC, WAS ESTABLISHED PER THE RECORDS LISTED AND BASED ON DATA FROM THE CITY OF LEWISTON AND NEZ PERCE COUNTY.
3. LOTS ARE SUBJECT TO ALL MATTERS LISTED IN THE TITLE POLICY PROVIDED BY TITLE ONE FILE NUMBER 22452320 WITH AN EFFECTIVE DATE OF JUNE 22, 2022.
4. LOTS ARE SUBJECT TO ALL CONDITIONS SET FORTH BY THE CITY OF LEWISTON PLANNING AND ZONING DEPARTMENT. CONFIRM CURRENT SETBACK INFORMATION PRIOR TO ANY DESIGN.
5. SANITARY SEWER CONNECTION TO BE CITY OF LEWISTON EXISTING LINE ON 7TH STREET.
6. WATER TO BE PROVIDED BY LEWISTON ORCHARDS IRRIGATION DISTRICT.
7. ELECTRIC AND GAS TO BE PROVIDED BY AVISTA UTILITIES.
8. FIBER OPTIC TO BE PROVIDED BY SPARKLIGHT.

I, JOHN D. MCMAHAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS "THE RAINWOOD WEST ADDITION", WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.



JOHN D. MCMAHAN  
JULY 14, 2022  
JOHN D. MCMAHAN PLS. 20165

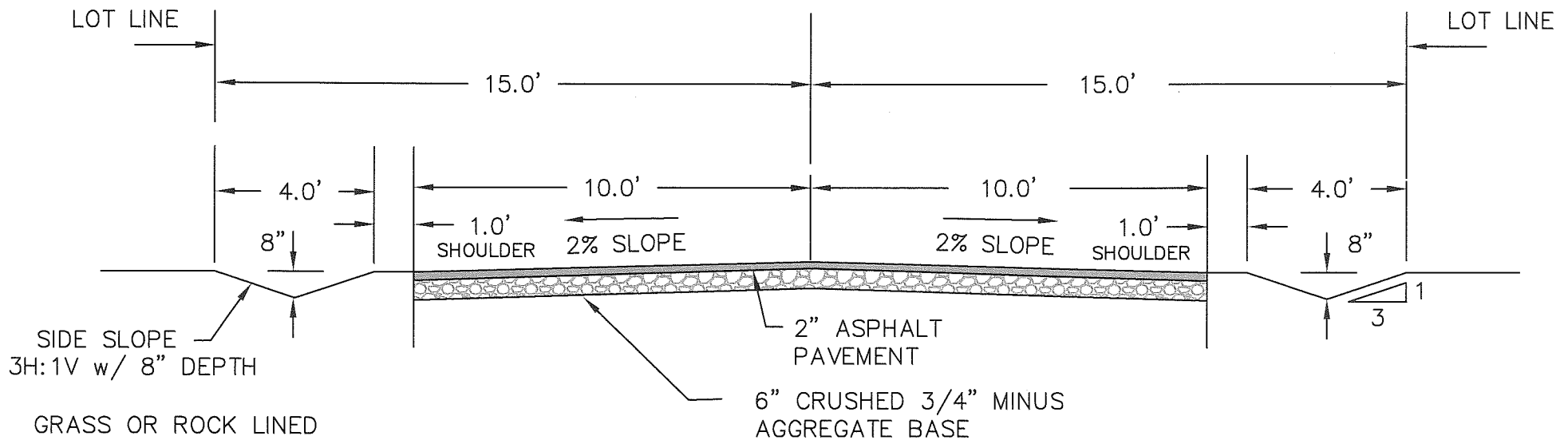


T. 35 N., R. 5 E. 210 MAIN STREET-LEWISTON ID 83501

**TD&H**  
Engineering

DRAWN BY:	JDM	2 OF 2
SURVEYED BY:	JDM	
QUALITY CHECK:	BY	
DATE:	7-14-22	
JOB NO.:	L20-014	2
PLAT NO.:	L20-014 PLAT	





NOTES:

1. MUTUAL 30' COMMON ACCESS EASEMENT IS REQUIRED.
2. 11% GRADE MAX.
3. NO CURVES ARE ALLOWED BY CITY ORDINANCE
4. NO CURB AND GUTTER NEEDED - OPTIONAL
5. 10' TRAVEL LANES
6. NO PARKING LANES
7. NO SIDEWALK REQUIREMENT - OPTIONAL
8. A SHARED DRIVEWAY WHICH IS NOT LOOPED MUST MEET THE FIRE DEPT. TURNAROUND CRITERIA.

CITY OF LEWISTON, IDAHO  
PUBLIC WORKS DEPARTMENT

**PRIVATE SHARED DRIVEWAY  
30' COMMON ACCESS EASEMENT  
TWO 10' TRAVEL LANES**

APPROVED FOR PUBLICATION

*[Signature]* 3/9/17  
City Engineer Date

DWG. NO.

**3-1**



STAFF USE ONLY	
Case Number:	_____
Hearing Date:	_____

# APPLICATION FOR ANNEXATION WITH CONSENT

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, before or outside of the public hearing at which this matter will be heard.

## PROPERTY OWNER/APPLICANT INFORMATION

Property Owner Name: Greco Land Development  
Last First M.I.

Address: 2206 Hemlock Ave  
Street Address

Lewiston Idaho 83501  
City State ZIP Code

Phone: 208-790-1056 Email: joe@greco-construction.com

**\*\*\*IF ADDITIONAL PROPERTY OWNERS, THEN PROVIDE THEIR INFORMATION ON THE ADDITIONAL PROPERTY OWNER INFORMATION PAGE (PAGE 3)\*\*\***

## PROPERTY INFORMATION

Tax Parcel Number(s): RP35N05W243006 /RP35N05W242405

Subdivision Name: (if applicable) N/A

Block: N/A Lot: N/A

**OR** attach a metes and bounds description if the subject property cannot be completely described by Lot and Block of a subdivision.

Property Acreage: 34.34 Acres

## NATURE OF YOUR REQUEST

The **current** Nez Perce County Comprehensive Plan Designation of this property is: R1A- Suburban

The **proposed** City of Lewiston Comprehensive Plan Designation of this property is: R2

The **current** Nez Perce County zoning of this property is: R1A- Suburban

The **proposed** City of Lewiston zoning of this property is: R2

**NOTE: This application is not an application for development. The applicant shall not submit, nor will the city accept for the purpose of processing this application, any potential, intended, or conceptual development plans. Nor shall the applicant describe or otherwise represent or disclose any potential, intended, or conceptual development plans in the submittal of this application. Potential, intended, or conceptual development plans are not a criteria or factor for the hearing body in its consideration of this application and may unduly influence the consideration of this application.**

**Annexation is requested in order to/because (describe the reason/purpose):**

Annexation request for the continuation of orderly residential development south of Powers Ave.

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**PROPERTY OWNER CERTIFICATION AND CONSENT TO VOLUNTARY ANNEXATION**

**The property owner(s) hereby certifies that the information contained in this application is true and correct to the best of my/our knowledge and agrees to enter into an "Irrevocable Consent to Annexation Agreement" (separate document to be produced by the City for the applicant to sign) for the annexation of the subject property to the City of Lewiston, whereby such annexation shall be binding upon subsequent purchasers, heirs, or assigns of lands addressed in this consent, to wit:**

Property owner(s):	1) <b>Joe Greco, Member</b>		<u>3-3-26</u>
	Printed Name	Signature	Date
	2) _____	Signature	Date
	Printed Name	Signature	Date
	3) _____	Signature	Date
	Printed Name	Signature	Date
	4) _____	Signature	Date
	Printed Name	Signature	Date

## APPLICATION SUBMITTAL CHECKLIST

YES NO

1) The completed, signed paper application form each with the following attachments:

A) A correct legal description of the property to be annexed, including any/all adjoining street right(s)-of-way not located within city limits and including the total acreage thereof;

YES NO

B) A vicinity map identifying the subject property in relation to the existing city limit line and streets within one quarter mile (1,320 feet) of the subject property;

YES NO

C) A detailed map identifying the subject parcel(s) requested for annexation, including property line dimensions, adjoining streets and the existing city limit line;

YES NO

D) Supplemental property owner information sheet, if applicable

YES NO

YES NO

2) Filing Fee payable to CITY OF LEWISTON.

**ANNEXATION AUTHORITY:**  
**STATE OF IDAHO CODE**

Idaho Code Section 50-222 et seq. gives cities the authority to “annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities.” It also states “annexation of lands into a city shall follow the procedures applicable to the category of lands as established by this section.”

A private landowner may petition for annexation under Idaho Code Section 50-222 Annexation By Cities, as follows:

“It is the intent of the legislature to honor the right of private landowners to have a voice in their own governance, to minimize conflict between citizens and municipalities, to provide a mechanism for the orderly development of Idaho cities, including the efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands that benefit from cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in managing development on the urban fringe.”

**ANNEXATION APPLICATION PROCESS**

1. Pre-application meeting between the applicant and city staff to determine feasibility and desirability of annexation, as well as related comprehensive plan, zoning, public infrastructure, emergency service, and other issues.
2. The applicant submits a completed application on the form provided to the Community Development Department requesting the annexation to the City of Lewiston. **All material included in the application must be provided at this time.** The representative of the Department reviews the application for completeness prior to further processing.
3. The Community Development Department sets the Planning and Zoning Commission public hearing date for the application. The Planning and Zoning Commission holds public hearings on the second and fourth Wednesdays of each month. Completed applications must be submitted at least twenty (20) working days prior to the public hearing date. You will be notified of the hearing date when you submit your application.
4. The Community Development Department notifies by mail all property owners within three hundred thirty (330) feet of the property for which you are requesting annexation. This notifies them of the nature of your application, the date of the public hearing, and solicits comments from them for the public record.
5. The Community Development Department solicits comments from public agencies and City Departments so a recommendation can be made.
6. The Community Development Department reviews the request for compliance with Idaho Code and prepares a staff report for the Planning and Zoning Commission. The applicant will receive a copy of this report and recommendation in advance of the meeting.
7. A public hearing notice is published in the newspaper. Neighboring property owners are sent notice of the public hearing and the property is posted with a public hearing notice.
8. The Planning and Zoning Commission holds a public hearing on the request. The applicant is invited to speak as well as others who wish to provide testimony whether in support or opposition to the request. **It is strongly recommended that the applicant be in attendance at this meeting.**
9. The Planning and Zoning Commission makes its recommendation to approve or deny the application to the City Council.
10. The City Council holds a public hearing on the request subject to the same notice requirements as done at the Planning and Zoning Commission level. **It is strongly recommended that the applicant be in attendance at this meeting.**

11. If the City Council approves the annexation request, the City Attorney prepares an ordinance for annexation, a resolution for comprehensive plan land use designation, and an ordinance for zoning for the Council.
12. At subsequent public meetings, the City Council holds the first, second, and third readings of the ordinance. Following the third reading and adoption of the ordinance, it published in the newspaper, which places the ordinance in effect.

2-24-2026

**Legal Description by Hodge & Associates**

**For Joe Grecco**

**Annexation & Rezone Parcel – Skyview Estates Phase V**

A parcel of land located in the Northwest Quarter of Section 24, T35N, R5W, BM., Latah County, Idaho being more particularly described as follows:

Commencing at the northeast corner of the Northwest Quarter of Section 24, Thence along the east line of said Northwest Quarter, S00°38'06"W, 824.08 feet the southeast Corner of Skyview Estates, Phase IV, Instrument #926789, Nez Perce County Records and the Point of Beginning:

Thence continuing along said east line, S00°38'06"W, 632.79 feet;

Thence leaving said east line N89°18'48"W, 2105.13 feet to a point on the east line of Skyview Estates, Phase II, Instrument #880645, Nez Perce County Records;

Thence along said east line N00°43'25"E, 347.27 feet to a point on the south boundary of Skyview Estate, Phase III, Instrument #905487, Nez Perce County Records;

Thence along said south boundary the following two courses:

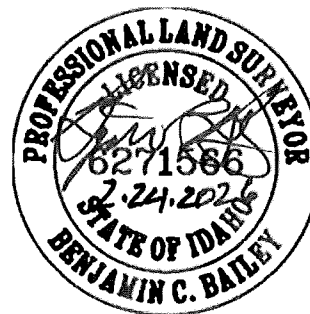
N00°41'12"E, 499.38 feet;

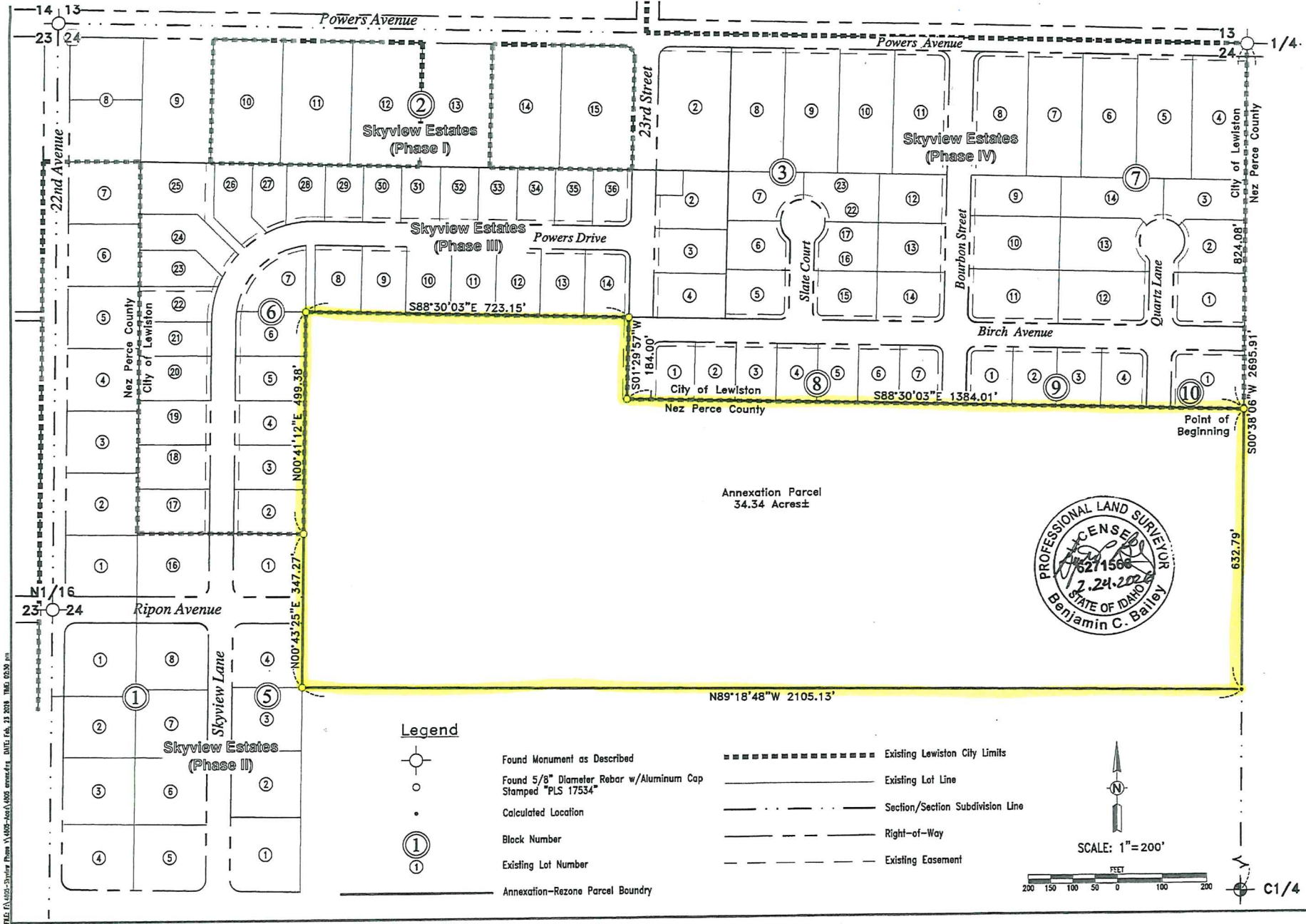
Thence S88°30'03"E, 723.15 feet, to a point on the west line of Skyview Estates Phase IV;

Thence, leaving said south boundary, along said west line, S01°29'57"W, 184.00 feet to the southwest corner of Skyview Estates, Phase IV;

Thence along the south line thereof, S88°30'03"E, 1384.01 feet to the Point of Beginning.

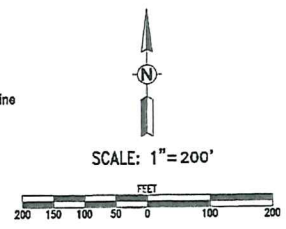
Parcel contains 34.34 acres more or less.





**Legend**

- Found Monument as Described
- Found 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
- Calculated Location
- Block Number
- Existing Lot Number
- Annexation-Rezone Parcel Boundary
- Existing Lewiston City Limits
- Existing Lot Line
- Section/Section Subdivision Line
- Right-of-Way
- Existing Easement



Hand-drawn sketch of the site plan with annotations.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Skyview Estates Phase V**  
Annexation-Rezone Exhibit  
Cresco Land Development, LLC  
RW/4 of Section 24, T35N, R9W, BM  
Nez Perce County, Idaho

Drafted By:	
File Name:	4825 annex.dwg
Checked By:	
Revisions:	
Project:	4711
Date:	2/23/2024

1

FILE: I:\2024-Skyview Phase V\2024-Annex V\002 annex.dwg DATE: Feb 23 2024 TIME: 02:39 PM



STAFF USE ONLY

Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

# APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

**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.**

**\*\*NOTE: INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED\*\***

## APPLICANT INFORMATION

Full Name: Greco Joe Date: 2/25/2026  
*Last First M.I.*

Address: 2206 Hemlock Ave  
*Street Address Apartment/Unit #*  
Lewiston ID 83850  
*City State ZIP Code*

Phone: 208-790-1056 Email: joe@greco-construction.com

Property Owner Name: Greco Land Development, LLC Phone: 208-790-1056

Mailing Address: 2206 Hemlock Ave.

## PROPERTY INFORMATION

Street Address of Subject Property: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

OR attach a metes and bounds description if not part of a subdivision. see attached

## NATURE OF YOUR REQUEST

The **current** Comprehensive Plan Designation of this property is: Area of impact residential

The **proposed** Comprehensive Plan Designation of this property is: low density residential

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### APPLICANT'S CHECKLIST

In order to properly process your request for a Comprehensive Plan Amendment, please be sure to include the following material with your completed application:

- Completed and signed application, including supporting documents;
- Site Plan (11 x 17) or 8 ½ x 11) to scale;
- A correct legal description of the property;
- Filing fee payable to the City of Lewiston

### 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.

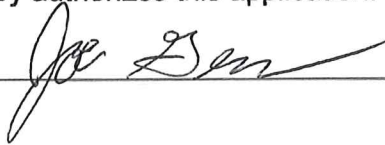
Signature of Applicant: \_\_\_\_\_



Date: 3-3-26

The Property Owner hereby authorizes this application:

Signature of Owner: \_\_\_\_\_



Date: 3-3-26

### COMPREHENSIVE PLAN AMENDMENT APPLICATION PROCESS

1. The applicant submits the completed application form to the Community Development Department requesting the amendment to the Comprehensive Plan. **All materials included in the application must be provided at this time.** The representative of the Department reviews the application for completeness prior to further processing.

**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.**

2. The Community Development Department sets the public hearing date for the application according to the public hearing schedule. The Planning and Zoning Commission holds public hearings on the second and fourth Wednesdays of each month. Completed applications must be submitted approximately four (4) weeks prior to the public hearing date. You will be notified of the hearing date when you submit your application. Because the State of Idaho limits the

number of times each year a municipality may amend the comprehensive plan, your hearing dates may be delayed.

3. The Community Development Department notifies all residents, by mail, within 300 feet of the property for which you are requesting the Comprehensive Plan Amendment. This notifies them of the nature of your application, the date of the public hearing, and solicits comments from them.
4. The Community Development Department solicits comments from public agencies and City Departments so a recommendation can be made.
5. After comments have been received, the Community Development Department prepares a staff report and recommendation for the Planning and Zoning Commission. You will receive a copy of this report and recommendation in advance of the meeting.
6. The Planning and Zoning Commission holds a public hearing on the request. You are invited to speak as well as others who wish to provide testimony whether in support or opposition of the request. **It is strongly recommended that you be in attendance at this meeting.**
7. The Planning and Zoning Commission will make a recommendation to the City Council. This recommendation is forwarded to the City Mayor for submittal to the City Council.
8. The City Council sets a public hearing date, generally several weeks away to allow sufficient time for legal notice. The property owners who received notice for the Planning and Zoning public hearing will again receive notice of the City Council public hearing.
9. The City Council holds a public hearing on the request.
10. If the City Council approves the Comprehensive Plan Amendment request, the City Attorney prepares an Ordinance for the Council.
11. At subsequent public meetings, the City Council holds the first, second, and third readings of the Ordinance. Following the third reading and adoption of the ordinance, the ordinance is published in the newspaper, after which the Comprehensive Plan Amendment becomes final.



STAFF USE ONLY	
Case Number:	_____
Hearing Date:	_____

# APPLICATION FOR ZONE CHANGE

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: Greco Joe Date: 2/25/2026  
Last First M.I.

Address: 2206 Hemlock Ave \_\_\_\_\_  
Street Address Apartment/Unit #

Lewiston ID 83501  
City State ZIP Code

Phone: 208-790-1056 Email joe@greco-construction.com

Property Owner: Greco Land Development, LLC Phone: 208-790-1056

Property Owner Mailing Address: 2206 Hemlock Ave

## DESCRIPTION OF PROPERTY

Street Address of Subject Property: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

OR, if not part of a subdivision, attach a metes and bounds description see attached

## NATURE OF REQUEST

Change **FROM** Zone District: R1A- Suburban **TO** Zone District: R2

The Planning and Zoning Commission shall evaluate a requested amendment to a zoning district to determine the nature and extent of the requested change. If it is an accord with the adopted comprehensive plan, the commission may recommend and the council may adopt or reject the requested change. The commission may request documentation of land use impacts, both existing and proposed, through studies, presentations, or other documents, and may require said documentation to be stamped and signed by professionals deemed qualified by the commission.

**NOTE: This application is not an application for development. The applicant shall not submit, nor will the city accept for the purpose of processing this application, any potential, intended, or conceptual development plans. Nor shall the applicant describe or otherwise represent or disclose any potential, intended, or conceptual development plans in the submittal of this application. Potential, intended, or conceptual development plans are not a criteria or factor for the hearing body in its consideration of this application and may unduly influence the consideration of this application.**

Please provide **WRITTEN** responses to the following questions:

1. What is the Comprehensive Plan Designation of the property and of the adjoining properties? Describe how the requested zoning classification conforms to the adopted Comprehensive Plan map and text.

The comprehensive plan designation for the property is residential. The property to the north, west and south are also residential. Property to the east os designated agricultural.

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2. Describe how the subject land is at least as well suited or is better suited for the proposed zoning district than the existing zoning district.

The proposed R2 zone is low desnsity single family residential. The proposed zone is a natural transition from a county residential zone to an urban residential zone.

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3. Describe how the proposed rezone does not present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity.

The proposed zone change is a natural transition required by annexation. The zone change impacts are anticipated to be negligible with no incapatability with the surrounding area.

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4. Describe how the effects of the proposed rezone are not anticipated to place undue burden upon delivery of services provided by any political subdivision (i.e. taxing entity) within the planning jurisdiction, including school districts.

The proposed zone will create additional tax revenues for the city with negligible impacts to existing services or schools. Current infrastructure is designed for the growth.

5. Describe how the size, type, intensity and density of development expected to occur on the subject property as a result of this rezoning is suitable for the area and will not unduly burden the neighborhood, public infrastructure or environmental resources.

The proposed development is 34.34 acre specific lot layouts are yet to be determined. Minimum lot size for single family residential is 7500 square feet. The neighborhood is ideal for this type of growth.

6. If the subject property is located within a designated historic district, describe how the requested zone change will not be in conflict with the intents and purposes of Lewiston City Code Chapter 19.5, Historic Districts (A Certificate of Appropriateness from the Lewiston HPC is required).

Not applicable.

### 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: Joe Ben Date: 3-3-26

The Property Owner hereby authorizes this application:

Signature: Joe Ben Date: 3-3-26

**\*\* INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED\*\***

## APPLICATION PROCESS

1. The applicant submits the completed application to the Community Development Department requesting the Zone change. The representative of the Department reviews the application for completeness prior to further processing.

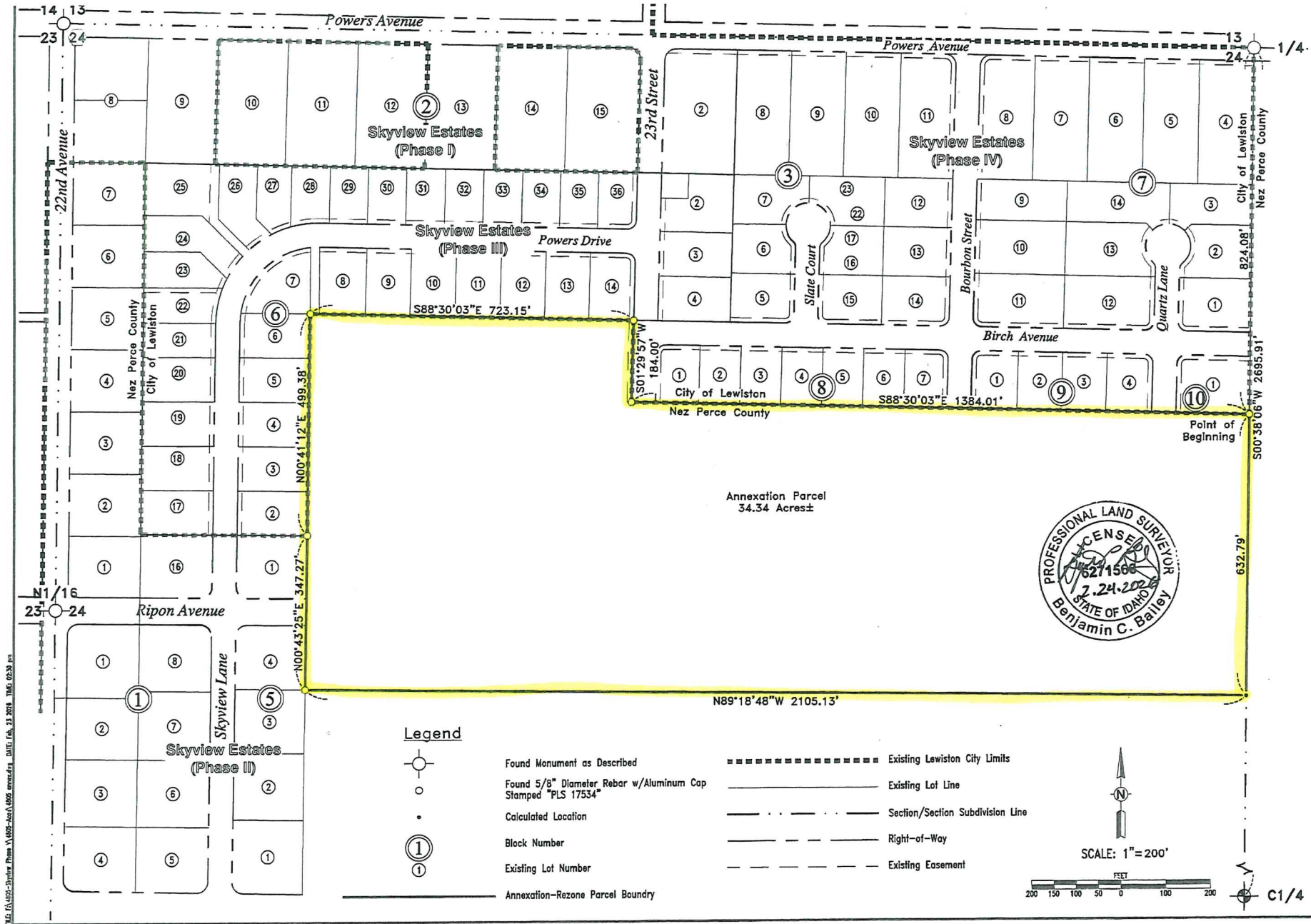
**ALL MATERIALS INCLUDED IN THE APPLICATION MUST BE PROVIDED AT THIS TIME. INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED.**

**PLEASE NOTE:** 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 and/or the Lewiston City Council outside of the public hearing at which this matter will be heard.

2. The Community Development Department sets the public hearing date for the application according to the public hearing schedule. The Planning and Zoning Commission holds public hearings on the second and fourth Wednesday of each month. The Commission will make a recommendation on a zone change application to the City Council, who will also conduct a public hearing on the matter and render the decision. The City Council holds public hearings on the second and fourth Monday of each month. **Completed applications must be submitted at least four weeks prior to the public hearing date.** You will be notified of the hearing date when you submit your application.
3. The Community Development Department notifies all residents within 300 feet of the property for which you are requesting the Zone Change. This notifies them of the nature of your application, the date of the public hearing, and solicits comments from them.
4. The Community Development Department solicits comments from public agencies and City Departments so a recommendation can be made.
5. After all comments have been received, the Community Development Department prepares a staff report and recommendation for the Planning and Zoning Commission. You will receive a copy of this report and recommendation in advance of the meeting.
6. The Planning and Zoning Commission holds a public hearing on the request. The applicant is invited to speak as well as others who wish to provide testimony, whether in support or in opposition, to the request. **IT IS STRONGLY RECOMMENDED THAT YOU BE IN ATTENDANCE AT THIS MEETING.**
7. The Planning and Zoning Commission will make a recommendation to the City Council. This recommendation is forwarded to the City Mayor for submittal to the City Council.
8. The City Council sets a public hearing date, generally several weeks away to allow sufficient time for legal notice. The property owners who received notice for the Planning and Zoning public hearing will again receive notice of the City Council public hearing.
9. The City Council holds a public hearing on the request. If the City Council approves the PUD Amendment request. The City Attorney prepares an ordinance for the Council.
10. At subsequent public meetings, the City Council holds the first, second, and third readings of the Ordinance. Following the third reading and adoption of the Ordinance, the Ordinance is published in the newspaper, after which the PUD Amendment becomes final.

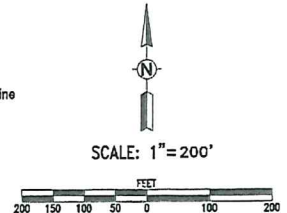
## APPLICANT'S CHECKLIST

- Completed and signed application with supporting documents;
- Filing fee payable to the City of Lewiston;
- A correct legal description of the property;
- A site plan (11" x 17" or 8 ½" x 11") to scale



**Legend**

- Found Monument as Described
- Found 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
- Calculated Location
- Block Number
- Existing Lot Number
- Annexation-Reszone Parcel Boundry
- Existing Lewiston City Limits
- Existing Lot Line
- Section/Section Subdivision Line
- Right-of-Way
- Existing Easement



FILE: P:\420-Division\Drawn\_V\4205-Res\4205\_reszone.dwg DATE: Feb. 23. 2016. TIME: 02:29 PM

Hedges & Associates, Inc.  
 P.O. Box 8728  
 400 S. Park Blvd.  
 Boise, Idaho 83725  
 (208) 847-3310

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Skyview Estates Phase V  
 Annexation-Reszone Exhibit  
 Greco Land Development, LLC  
 NW1/4 of Section 24, T35N, R5W, B1  
 Nez Perce County, Idaho

Drafted By:	
File Name:	4205_reszone.dwg
Checked By:	
Revisions:	
Project:	4711
Date:	2/23/2026

1

# NOTICE OF **CANCELLATION AND RESCHEDULING 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*

**THE MARCH 23, 2026 PUBLIC HEARING ADVERTISED PREVIOUSLY  
FOR THE MATTER BELOW HAS BEEN CANCELLED AND  
RESCHEDULED FOR**

**Wednesday April 8, 2026 at 5:30 pm.**

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING  
2<sup>ND</sup> 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:

**APPLICATIONS ANX-26-1, CPA-26-1, ZNC-26-1 BY JOE GRECO OF GRECO LAND DEVELOPMENT LLC:** The applicant requests that the undeveloped 34.34 acres located south of Birch Ave and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision, as depicted on the attached map, be removed from the Lewiston Area of City Impact and annexed into Lewiston city limits and that it be assigned a Comprehensive Plan Land Use Designation of Low Density Residential and placed in the Low Density Residential, R2, Zoning District and amending the Lewiston Area of City Impact Map accordingly.

**FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Joel Plaskon at the Community Development Department at [khollingshead@cityoflewiston.org](mailto:khollingshead@cityoflewiston.org) or (208) 746-1318, ext. 7261.**

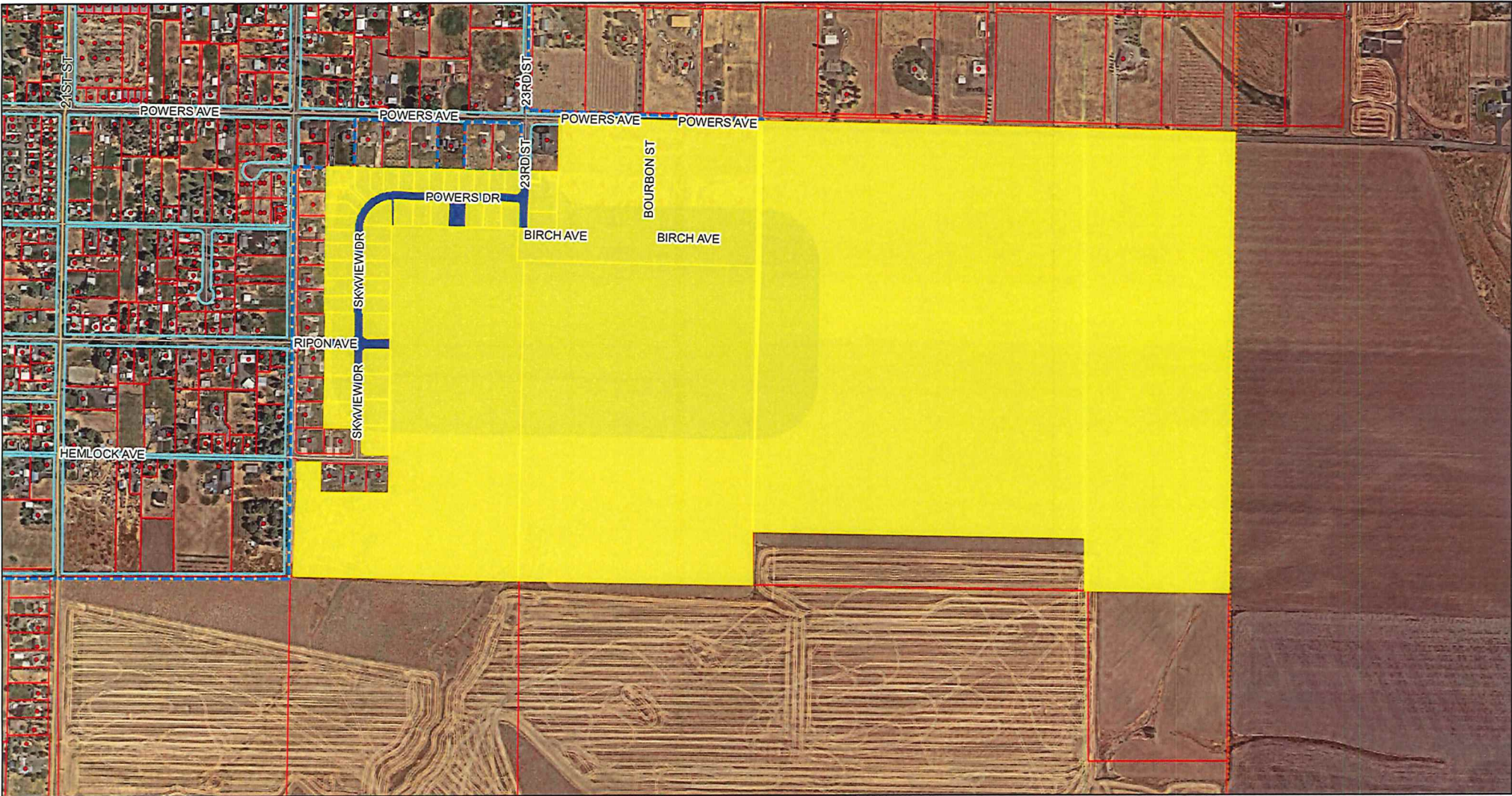
**Submission of Written Comments/Testimony:** To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday April 7, 2026** by: Emailing [dortiz@cityoflewiston.org](mailto:dortiz@cityoflewiston.org) 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 22, 2026**

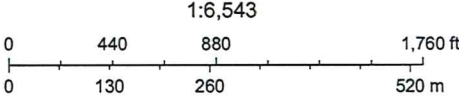
The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this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

# City of Lewiston



3/6/2026, 1:22:54 PM

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



OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
HARRIS MARTIN &	HARRIS NANCY	3742 SKYVIEW DR	LEWISTON	ID	83501	3742 SKYVIEW DR
WAITS GAYLON V &	WAITS ELIZABETH A	3745 SKYVIEW DR	LEWISTON	ID	83501	3745 SKYVIEW DR
DEATLEY MATTHEW		3814 SKYVIEW DR	LEWISTON	ID	83501	3814 SKYVIEW DR
HENRIKSEN FAMILY IDAHO L L C		3253 ROGERS RD	CRAIGMONT	ID	83523	
HUCKABAY RODNEY L &	HUCKABAY LYDIA R	2223 HEMLOCK AVE	LEWISTON	ID	83501	2223 HEMLOCK AVE
WEISS LINDA		3815 SKYVIEW DR	LEWISTON	ID	83501	3815 SKYVIEW DR
BIEDERSTEDT DALE W &	LEHMAN NANCY L	3808 SKYVIEW DR	LEWISTON	ID	83501	3808 SKYVIEW DR
MORRIS KEVIN &	MORRIS MINDY	PO BOX 518	BRIDGEPORT	WA	98813	2212 RIPON AVE
ASPLUND ERIC R &	ASPLUND DEBORAH J	3803 SKYVIEW DR	LEWISTON	ID	83501	3803 SKYVIEW DR
STACHOFSKY BRIAN &	STACHOFSKY STEPHANIE	3809 SKYVIEW DR	LEWISTON	ID	83501	3809 SKYVIEW DR
WELLS MARCUS T &	WESCOTT-WELLS MARCY S	2215 POWERS DR	LEWISTON	ID	83501	2215 POWERS DR
JONES MICHAEL P &	JONES SHANNON M	3738 SKYVIEW DR	LEWISTON	ID	83501	3738 SKYVIEW DR
GREEN CARSON		3732 SKYVIEW DR	LEWISTON	ID	83501	3732 SKYVIEW DR
GRECO CONSTRUCTION INC		2206 HEMLOCK AVE	LEWISTON	ID	83501	3728 SKYVIEW DR
CULTON FAMILY LIVING TRUST	CULTON STEVEN R &	13150 S SCOTT AVE	YUMA	AZ	85367	3724 SKYVIEW DR
JUSTICE JOHN &	JUSTICE SHEREE	3720 SKYVIEW DR	LEWISTON	ID	83501	3720 SKYVIEW DR
MORRISON FRANK W &	MORRISON LORI K	3716 SKYVIEW DR	LEWISTON	ID	83501	3716 SKYVIEW DR
LADDER INVESTMENTS LLC		2345 DEER POINTE DR	CLARKSTON	WA	99403	3714 SKYVIEW DR
THOMPSON JOHNNY &	THOMPSON JESSICA	3712 SKYVIEW DR	LEWISTON	ID	83501	3712 SKYVIEW DR
KINCHELOE DUSTIN		224 24TH STREET	LEWISTON	ID	83501	2209 POWERS DR
MILLER HARLEY &	MILLER JOANNA	PO BOX 502	WINCHESTER	ID	83555	2211 POWERS DR
MILLER HARLEY &	MILLER JOANNA	PO BOX 502	WINCHESTER	ID	83555	2213 POWERS DR
MILLER HARLEY &	MILLER JOANNA	PO BOX 502	WINCHESTER	ID	83555	2219 POWERS DR
JSK FAMILY TRUST 2005	KUZIK JASON &	2223 POWERS DR	LEWISTON	ID	83501	2223 POWERS DR
MERICA DEAN &	MERICA AMANDA	2227 POWERS DR	LEWISTON	ID	83501	2227 POWERS DR
HAMILTON RYAN M &	HAMILTON KEELY L	2231 POWERS DR	LEWISTON	ID	83501	2231 POWERS DR
ORCUTT SHEILA		2235 POWERS DR	LEWISTON	ID	83501	2235 POWERS DR
PARKS-FOLLAND JERI RAE		2237 POWERS DR	LEWISTON	ID	83501	2237 POWERS DR
DOUGLASS DARIN		2243 POWERS DR	LEWISTON	ID	83501	2243 POWERS DR
HUFFAKER JOSHUA L &	KING JASMINE E	1528 LINDEN AVE	LEWISTON	ID	83501	2245 POWERS DR
VANHORN DONALD TODD		3719 23RD ST	LEWISTON	ID	83501	3719 23RD ST
RIGBY NATHEN &	RIGBY MARGARET K	3739 SKYVIEW DR	LEWISTON	ID	83501	3739 SKYVIEW DR
ANDERSON BROOKE &	ANDERSON TODD	1928 BLUESTEM ST	LYNDEN	WA	98264	3733 SKYVIEW DR
MORELAND JOSHUA ERWIN &	MORELAND AMY CHRISTINE	3729 SKYVIEW DR	LEWISTON	ID	83501	3729 SKYVIEW DR

ORTIZ DAWN MARIE &	ORTIZ MICHAEL MANUEL	29926 DAWN LN	LEWISTON	ID	83501	3723 SKYVIEW DR
RUDOLPH & HARCHARIK TRUST	HARCHARIK JOANNE L &	3719 SKYVIEW DR	LEWISTON	ID	83501	3719 SKYVIEW DR
PRADO DANIEL &	PRADO MINDY	2208 POWERS DR	LEWISTON	ID	83501	2208 POWERS DR
VANHORN DALLAS &	CROMER ALEXANDRIA	2218 POWERS DR	LEWISTON	ID	83501	2218 POWERS DR
MCDONOUGH KEVIN &	MCDONOUGH LAUREN	2222 POWERS DR	LEWISTON	ID	83501	2222 POWERS DR
MEULEMANS MAREAH &	JOHNSON RYAN	2226 POWERS DR	LEWISTON	ID	83501	2226 POWERS DR
GRECO FAMILY TRUST	GRECO JOSEPH C-TRUSTEE	2206 HEMLOCK AVE	LEWISTON	ID	83501	2240 POWERS DR
CLARK AARON &	CLARK CYNDEE	3633 18TH ST	LEWISTON	ID	83501	2244 POWERS DR
GRECO LAND DEVELOPMENT LLC		2206 HEMLOCK AVE	LEWISTON	ID	83501	
GRECO LAND DEVELOPMENT LLC		2206 HEMLOCK AVE	LEWISTON	ID	83501	
LEWISTON ORCHARDS IRRIGATION	DISTRICT	1520 POWERS AVE	LEWISTON	ID	83501	
FORGE STEVEN E &	FORGE KATHY L TRUST	629 AIRWAY AVE	LEWISTON	ID	83501	3717 23RD ST
BLOUNT SETH &	BLOUNT CHRISTINE	2236 POWERS DR	LEWISTON	ID	83501	2236 POWERS DR
GRECO LAND DEVELOPMENT LLC		2206 HEMLOCK AVE	LEWISTON	ID	83501	
LEWISTON ORCHARDS IRRIGATION		1520 POWERS AVE	LEWISTON	ID	83501	

# 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 testimony on**

**Wednesday March 23, 2026 at 5:30 pm.**

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING  
2<sup>ND</sup> FLOOR MEETING ROOM,  
215 D STREET LEWISTON, ID 83501**

*Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston's Facebook page or the City's website at [cityoflewiston.org](http://cityoflewiston.org).*

**Testimony for public hearings may be made: in-person at the meeting, by emailing Dawn Ortiz at [dortiz@cityoflewiston.org](mailto:dortiz@cityoflewiston.org), or by calling (208) 798-2570 and leaving a message.**

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

**APPLICATIONS ANX-26-1, CPA-26-1, ZNC-26-1 BY JOE GRECO OF GRECO LAND DEVELOPMENT LLC:** The applicant requests that the undeveloped 34.34 acres located south of Birch Ave and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision, as depicted on the attached map, be removed from the Lewiston Area of City Impact and annexed into Lewiston city limits and that it be assigned a Comprehensive Plan Land Use Designation of Low Density Residential and placed in the Low Density Residential, R2, Zoning District and amending the Lewiston Area of City Impact Map accordingly.

**FOR FURTHER INFORMATION AND TO SUBMIT TESTIMONY, contact the Community Development Department at (208) 746-1318, ext. 7261.**

**Hearing notice publication date: March 8, 2026.**

# 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 testimony. This public hearing will be held at a meeting which may have additional public hearings on the agenda.

**WEDNESDAY MARCH 23, 2026 at 5:30 P.M.**  
**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING**  
**2<sup>ND</sup> FLOOR MEETING ROOM,**  
**215 D STREET LEWISTON, ID 83501**

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Any person (or persons) aggrieved, may support or oppose the Applicant's request. Persons receiving this notice are encouraged to provide testimony/comment.

For further information on the above zoning action, the public hearing process, or appeal process, please contact the Community Development Department at (208) 746-1318, ext. 7261 or [khollingshead@cityoflewiston.org](mailto:khollingshead@cityoflewiston.org). Our offices are located at 215 'D' Street, Lewiston. Business hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

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 at least forty-eight (48) hours in advance of the meeting at (208) 746-1318, ext. 7202.



**PLANNER'S STAFF REPORT**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

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**Date:** 3/19/2026

**Case File Number:** ANX-26-1, CPA-26-1, ZNC-26-1

**Applicant:**

Joe Greco  
2206 Hemlock Avenue  
Lewiston, ID 83501

**Property Owner:**

Greco Land Development, LLC  
2206 Hemlock Avenue  
Lewiston, ID 83501

**Site Location:**

34.34 acres located south of Birch Ave and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision. A map of the property is attached to this report.

**Request/Proposal:** The applicant requests that the undeveloped 34.34 acres located south of Birch Ave and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision, be removed from the Lewiston Area of Impact and annexed into 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 Impact Map accordingly.

**Subject Property and Surrounding Land Uses:** The subject property is 34.34 acres of vacant land that is proposed to be developed into single family dwelling building lots of various sizes. Properties to the north and west are single family

dwelling while property to the east and south is vacant land located outside of city limits.

**Related Or Other Pending Discretionary Actions:**

None.

**Flood Plain, Wetlands, EPA Regulated Site:**

NA

**Code References:**

TITLE 50  
MUNICIPAL CORPORATIONS  
CHAPTER 2

GENERAL PROVISIONS — GOVERNMENT — TERRITORY

50-222. annexation by cities. (1) Legislative intent. It is the intent of the legislature to honor the right of private landowners to have a voice in their own governance, to minimize conflict between citizens and municipalities, to provide a mechanism for the orderly development of Idaho cities, including the efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands that benefit from cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in managing development on the urban fringe.

(2) Definitions. For purposes of this section:

(a) "Consent" means a written document executed by the landowner or the landowner's authorized agent explicitly agreeing to annexation. Written consent to annex lands must be recorded in the county recorder's office to be binding upon subsequent purchasers, heirs, or assigns of lands addressed in the consent.

(b) "Contiguous" means sharing a common border. For the purpose of this section, land is not contiguous if the only common border is along a shoestring connection.

(c) "Implied consent" means that valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system owned and operated in its entirety by the city if the connection was requested in writing by the owner or the owner's authorized agent prior to July 1, 2024, or if the connection was completed before July 1, 2008.

(d) "Landowner" means a person owning real property in the area proposed for annexation.

(e) "Planning and zoning commission" means the entity performing planning and zoning duties for the city, which may be the city council itself, a planning commission, a zoning commission, or a planning and zoning commission.

(f) "Subject land" means an area proposed for annexation by a city pursuant to this section.

(3) Requirements. Except as provided in subsection (5) of this section, no city of this state shall annex land unless and until the following requirements are met:

(a) The subject land is contiguous to or surrounded by the city, except as provided in subsections (7), (9), or (11) of this section;

(b) The city notifies each landowner and the board of county commissioners of its intent to annex the subject land. Such notification shall:

(i) Include a summary of the annexation plan;

(ii) Advise landowners of their right to give or withhold consent;

ANX26-1, CPA26-1, ZNC26-1

- (iii) Include a description of how consent can be made, where it should be filed, and the deadline for such filing, which shall be no later than forty-five (45) days after the date of notification;
- (iv) Include information about where the entire record of the proposed annexation may be reviewed; and
- (v) Include a legal description of the subject land and a simple map depicting the location of the subject land;
- (c) The city publishes notice of its intent to annex the subject land. In providing notice, the city shall comply with the notice and hearing procedures governing a zoning district boundary change as set forth in [chapter 65, title 67](#), Idaho Code, unless otherwise provided in this section, on the question of whether the subject land should be annexed and, if annexed, the zoning designation to be applied to the subject land. The initial notice of public hearing concerning the question of annexation and zoning shall be published in the official newspaper of the city and mailed by first class mail to every landowner of property included in the annexation proposal at least twenty-eight (28) days prior to the initial public hearing. All public hearing notices shall establish a time and procedure by which comments concerning the proposed annexation may be received in writing and heard;
- (d) The city council adopts a written annexation plan;
- (e) Subsequent to publishing notice of intent and a written annexation plan, the city council and the planning and zoning commission each holds a public hearing on the proposed annexation, pursuant to section [67-6525](#), Idaho Code, at which landowners and city residents are afforded an opportunity to testify for or against annexation. Provided, however, if a city performs its own planning and zoning functions without a commission, the two (2) public hearings required by this paragraph may be combined into one (1) public hearing, but in such case, the notice to landowners required by paragraph (c) of this subsection must be mailed at least forty-five (45) days prior to the public hearing; and
- (f) Landowners representing sixty percent (60%) of the parcels and at least fifty percent (50%) of the area proposed for annexation give voluntary consent as defined in subsection (2) of this section and record such consent with the county recorder's office for the county in which the property is located.
- (4) Written annexation plan. The written annexation plan required by subsection (3) of this section shall describe:
  - (a) The manner of providing tax-supported municipal services to the subject land;
  - (b) The changes in taxation and other costs that would result if the subject land were to be annexed;
  - (c) The means of providing fee-supported municipal services, if any, to the subject land;
  - (d) An analysis of the potential effects of annexation on other units of local government that currently provide tax-supported or fee-supported services to the subject land;
  - (e) The proposed future land use plan and zoning designation or designations, subject to public hearing, for the subject land; and
  - (f) A statement of the public purposes that would benefit from annexation.
- (5) Exceptions.
  - (a) Annexation with consent. In the case of a prospective annexation where all landowners of the subject property have requested annexation or where consent has been given by the landowner or landowners of a contiguous parcel or parcels or where implied consent has been given, the provisions of subsections (3) and (4) of this section shall not apply. In such a case, the subject land may extend beyond the city area of impact if the land is contiguous to the city and the comprehensive plan

includes the area of annexation. Lands need not be contiguous to the city limits at the time a landowner consents to annexation for the property to be subject to a valid consent to annex, but no annexation of lands may occur, regardless of consent, until such land becomes contiguous to the city. Upon determining that a proposed annexation meets the requirements of this subsection, a city may initiate the planning and zoning procedures set forth in [chapter 65, title 67](#), Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

(b) Enclaves. The provisions of subsections (3) and (4) of this section shall not apply to the annexation of any residential enclaved lands of thirty (30) or fewer privately owned parcels that are surrounded on all sides by lands within a city or lands that cannot legally or physically be annexed.

(6) Ordinance. If all requirements provided in subsection (3) or (5) of this section are satisfied and the city agrees to the annexation, then the city council shall enact an annexation ordinance.

(7) Highways. In any annexation proceeding, all portions of highways lying wholly or partly in the subject area shall be included in the area annexed unless there is an express agreement otherwise between the city and the governing board of the highway agency providing road maintenance at the time of annexation. Provided, however, no city council may annex property if the property will be connected to the city only by a shoestring connection or strip of land comprising the highway's right-of-way in order to establish contiguity.

(8) Fairgrounds. Property that is used as a fairground pursuant to the provisions of [chapter 8, title 31](#), Idaho Code, or [chapter 2, title 22](#), Idaho Code, shall not be annexed unless the annexation is approved by a majority of the board of county commissioners of the county in which the property lies.

(9) Airports. A city may annex land that is not contiguous to the city itself if such land is occupied by a municipally owned or operated airport or landing field. A city may not annex any land contiguous to the airport or landing field unless the land may otherwise be annexed pursuant to this section.

(10) Recreational areas. Property owned by a nongovernmental entity that is used to provide outdoor recreational activities to the public and that has been designated as a planned unit development of fifty (50) acres or more and does not require or utilize any city services must have the express written permission of the nongovernmental entity owner to be annexed by a city.

(11) Railroad rights-of-way. A railroad right-of-way property may be annexed pursuant to this section only when property within the city adjoins or will adjoin both sides of the right-of-way. Provided, however, no city council may annex property if the property will be connected to the city only by a shoestring connection or strip of land comprising the railroad right-of-way.

(12) Agricultural or forest lands. In addition to the requirements set forth in this section, the following lands may not be annexed without the express written permission of the landowner:

(a) Land, if five (5) acres or greater, actively devoted to agriculture as defined in section [63-604\(1\)](#), Idaho Code, regardless of whether such land is surrounded or bounded on all sides by lands within the city; and

(b) Land, if five (5) acres or greater, actively devoted to forest land as defined in section [63-1701](#), Idaho Code, regardless of whether such land is surrounded or bounded on all sides by lands within the city.

(13) Judicial review. In the case of a city-initiated annexation, the decision of a city council to annex and zone land shall be subject to judicial review in accordance with the procedures provided in [chapter 52, title 67](#), Idaho Code, and pursuant to the

standards set forth in section [67-5279](#), Idaho Code. An appeal shall be filed by an affected person in the appropriate district court no later than twenty-eight (28) days after the date of publication of the annexation ordinance and shall be heard by the district court at the earliest practicable time. All cases in which there may arise a question of the validity of any city-initiated annexation under this section shall be advanced as a matter of immediate public interest and concern and shall be heard by the district court at the earliest practicable time.

(14) This section applies to annexations occurring on and after July 1, 2024. It does not invalidate or affect consent, including implied consent, obtained or annexations undertaken lawfully according to the laws in effect at the time of such consent or annexations.

History:

[50-222, added 2024, ch. 321, sec. 2, p. 1060.]

TITLE 67  
STATE GOVERNMENT AND STATE AFFAIRS  
CHAPTER 65  
LOCAL LAND USE PLANNING

67-6509. Recommendation and adoption, amendment, and repeal of the plan. (1) The planning or planning and zoning commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The commission shall also make available a notice to other papers, radio, and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal, or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing scheduled by the commission. Following the commission hearing, if the commission recommends a material change to the proposed amendment to the plan that was considered at the hearing, it shall give notice of its proposed recommendation and conduct another public hearing concerning the matter if the governing board will not conduct a subsequent public hearing concerning the proposed amendment. If the governing board will conduct a subsequent public hearing, notice of the planning and zoning commission recommendation shall be included in the notice of public hearing provided by the governing board. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city or county.

(2) The governing board, as provided by local ordinance, prior to adoption, amendment, or repeal of the plan, may conduct at least one (1) public hearing, in addition to the public hearing or hearings conducted by the commission, using the same notice and hearing procedures as the commission. The governing board shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendments, or repeal until recommendations have been received from the commission.

(3) No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the

adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk.

(4) Any person may petition the commission or, in absence of a commission, the governing board for a plan amendment at any time, unless the governing board has established by resolution a minimum interval between consideration of requests to amend, which interval shall not exceed six (6) months. The commission may recommend amendments to the comprehensive plan and to other ordinances authorized by this chapter to the governing board at any time.

History:

[67-6509, added 1975, ch. 188, sec. 2, p. 515; am. 1992, ch. 269, sec. 3, p. 832; am. 1999, ch. 396, sec. 5, p. 1103; am. 2010, ch. 253, sec. 1, p. 643; am. 2014, ch. 93, sec. 5, p. 256; am. 2024, ch. 227, sec. 1, p. 795.]

TITLE 67  
STATE GOVERNMENT AND STATE AFFAIRS  
CHAPTER 65  
LOCAL LAND USE PLANNING

67-6511. Zoning ordinance. (1) Each governing board shall, by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section [67-6509](#), Idaho Code, establish within its jurisdiction one (1) or more zones or zoning districts where appropriate. The zoning districts shall be in accordance with the policies set forth in the adopted comprehensive plan.

(a) Within a zoning district, the governing board shall where appropriate establish standards to regulate and restrict the height, number of stories, size, construction, reconstruction, alteration, repair or use of buildings and structures; percentage of lot occupancy, size of courts, yards, and open spaces; density of population; and the location and use of buildings and structures. All standards shall be uniform for each class or kind of buildings throughout each district, but the standards in one (1) district may differ from those in another district.

(b) Within an overlay zoning district, the governing board shall establish clear and objective standards for the overlay zoning district while ensuring that application of such standards does not constitute a regulatory taking pursuant to Idaho or federal law.

(2) Ordinances establishing zoning districts shall be amended as follows:

(a) Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission, which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction. An amendment of a zoning ordinance applicable to an owner's lands or approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by section [67-8003](#), Idaho Code, consistent with the requirements established thereby.

(b) After considering the comprehensive plan and other evidence gathered through the public hearing process, the zoning or planning and zoning commission may recommend and the governing board may adopt or reject an ordinance amendment pursuant to the notice and hearing procedures provided in section [67-6509](#), Idaho Code, provided that in the case of a zoning district boundary change, and notwithstanding jurisdictional boundaries, additional notice shall be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being

considered, and any additional area that may be impacted by the proposed change as determined by the commission. Notice shall also be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section [62-1104](#), Idaho Code. Notice shall also be posted on the premises no less than one (1) week prior to the hearing. When notice is required to two hundred (200) or more property owners or purchasers of record, alternate forms of procedures that would provide adequate notice may be provided by local ordinance in lieu of posted or mailed notice. In the absence of a locally adopted alternative notice procedure, sufficient notice shall be deemed to have been provided if the city or county provides notice through a display advertisement at least four (4) inches by two (2) columns in size in the official newspaper of the city or county at least fifteen (15) days prior to the hearing date, in addition to site posting on all external boundaries of the site. Any property owner entitled to specific notice pursuant to the provisions of this subsection shall have a right to participate in public hearings before a planning commission, planning and zoning commission or governing board subject to applicable procedures.

(c) The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section [67-6509](#), Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.

(d) If a governing board adopts a zoning classification pursuant to a request by a property owner based upon a valid, existing comprehensive plan and zoning ordinance, the governing board shall not subsequently reverse its action or otherwise change the zoning classification of said property without the consent in writing of the current property owner for a period of four (4) years from the date the governing board adopted said individual property owner's request for a zoning classification change. If the governing body does reverse its action or otherwise change the zoning classification of said property during the above four (4) year period without the current property owner's consent in writing, the current property owner shall have standing in a court of competent jurisdiction to enforce the provisions of this section.

History:

[67-6511, added 1975, ch. 188, sec. 2, p. 515; am. 1983, ch. 121, sec. 1, p. 314; am. 1985, ch. 141, sec. 1, p. 384; am. 1987, ch. 329, sec. 1, p. 688; am. 1992, ch. 269, sec. 4, p. 833; am. 1999, ch. 396, sec. 8, p. 1105; am. 2003, ch. 142, sec. 1, p. 411; am. 2011, ch. 89, sec. 3, p. 194; am. 2013, ch. 216, sec. 1, p. 507; am. 2023, ch. 140, sec. 3, p. 386.]

## **DIVISION 3. - LOW DENSITY RESIDENTIAL ZONE R-2**

- **Sec. 37-26. - R-2 low density residential zone.**

ANX26-1, CPA26-1, ZNC26-1

*Purpose.* To provide land for lower density residential development in a neighborhood setting.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 10, 10-25-99)

- **Sec. 37-27. - Uses permitted outright.**
  - In an R-2 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) Mortuary, subject to the special conditions of [section 37-20.1\(1\)](#) of this Code;
    - (7) Park, subject to the special conditions of [section 37-20.1\(4\)](#) of this Code;
    - (8) School, subject to the special conditions of [section 37-20.1\(3\)](#) of this Code;
    - (9) Preschool, subject to the special conditions of [section 37-20.1\(6\)](#) of this Code;
    - (10) Single-family dwelling;
    - (11) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 3, 7-1-96; Ord. No. 4249, § 11, 10-25-99; Ord. No. 4385, § 3, 2-14-05; [Ord. No. 4944](#), § 5, 7-14-25)

**Sec. 37-28. - Conditional uses permitted.**

- In an R-2 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) Long-term care facility;
- (6) 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;
- (7) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;
- (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;

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;

- (11) 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;
- (12) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of [section 37-163](#)(17) of this Code;
- (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) Small lot development subject to the requirements of [section 37-33](#) of this Code, standards for small lot development;
- (16) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre.
- (17) (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 12, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 4, 2-14-05; Ord. No. 4433, § 1, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 1, 3-28-16; Ord. No. 4676, § 3, 11-28-16; Ord. No.

4742, § 2F, 8-19-19; Ord. No. 4799, § 3, 3-8-21; [Ord. No. 4841](#), § 5, 11-14-22; [Ord. No. 4944](#), § 6, 7-14-25)

- **Sec. 37-29. - Lot size.**

In an R-2 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 three thousand (3,000) 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 sixty (60) feet.

(5) Lot depth shall be a minimum of eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 4, 11-28-16)

- **Sec. 37-30. - Yards.**

Except as provided in article VIII, in an R-2 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 on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet from the property line 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.

(4) Duplex 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)

- **Sec. 37-31. - Lot coverage.**

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

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-32. - Height of buildings.**

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

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-33. - Small lot development and zero lot line small lot development.**

(a) *Lot size.*

(1) For a single-family dwelling, the minimum lot area shall be four thousand (4,000) square feet;

(2) For a two-family dwelling, the minimum lot area shall be six thousand five hundred (6,500) square feet;

(3) Lot dimensions shall be a minimum of forty (40) feet and sixty-five (65) feet, with either dimension serving as lot width or lot depth, so long as both dimensions are met; provided, however, the minimum lot width for a lot street frontage that is a street curve radius only shall be thirty (30) feet, or twenty (20) feet if adjacent to a shared driveway evidenced by a recorded easement with the neighboring lot.

(b) *Yards.* Except as provided in [section 37-156](#) of this Code, the minimum yard requirements shall be as follows:

(1) A front yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater, except a front yard for a garage or carport shall be a minimum of twenty (20) feet.

(2) A side yard shall be:

a. Zero (0) feet for the common wall of a single-family dwelling that is attached to another single-family dwelling where the common wall is also a property line established by the subdivision platting process of [chapter 32](#) of this Code, Subdivisions; or

b. A minimum of five (5) feet, except (i): on corner lots the street side yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater; and (ii) for a garage or carport, a side yard shall be a minimum of twenty (20) feet.

(3) A rear yard shall be a minimum of twenty (20) feet except when one (1) side yard is at least twenty (20) feet, the rear yard may be reduced to ten (10) feet.

(c) *Building size.* In small lot development, buildings shall not cover more than sixty (60) percent of the lot.

(d) *Detached accessory buildings.*

(1) One (1) detached garage, carport, or storage building shall be allowed, so long as such detached garage, carport, or storage building does not exceed four hundred eighty-four (484) square feet; does not exceed sixteen (16) feet in height; and is not located closer to a street right-of-way than the house, unless on a flag lot or on the street side of a corner lot. No other detached accessory buildings are allowed, unless they do not exceed one hundred twenty (120) square feet.

(e) *Standards.* All homes within a small lot or zero lot line development shall comply with a minimum of two (2) out of the ten (10) requirements listed below:

(1) House facades fronting a street right-of-way shall have a minimum of fifteen (15) percent window area and shall include at least two (2) of the following for a minimum of twenty (20) percent of the length and/or height of the facade:

a. Color change;

b. Texture change;

c. Building material change; or

d. Incorporation of a wall plane projection or recession with the plane projection being a minimum of one (1) foot in depth and a minimum height equal to twenty-five (25) percent of the height of the wall.

(2) Primary entrances to homes shall incorporate a covered front porch, a well-defined, improved and visible walkway to the front door and a minimum of three (3) of the following: building articulation elements as part of any street-facing façade, cornices, overhangs, bay windows, balconies, or other similar architectural features.

(3) House facades fronting a street right-of-way shall not have an attached garage that exceeds seventy (70) percent of the width of the facade.

(4) For a home with an attached garage, the garage wall with the garage door shall be recessed or extended at least four (4) feet from the adjoining habitable space wall of the home, unless the garage is accessed from the rear.

(5) All roofs shall be a hip, gable, or mansard roof with a minimum four-to-twelve (4:12) pitch with twelve (12) inch minimum eaves. Any mansard roof, shall incorporate dormers equal to at least twenty-five (25) percent of the facade area of the roof.

(6) All parking shall be located at the rear of the lot with alley access.

(7) All homes shall have a minimum of one (1) dormer.

(8) Trees. Each lot shall have a minimum of one (1) tree planted by the developer with automatic irrigation in the front yard prior to the approval of final inspection for the home on the lot, except when weather conditions do not allow planting of trees, which may typically occur between November 1 and March 1. If the tree is not planted due to the weather conditions, then it shall be planted either by the developer or homeowner within six (6) months of the approval of the final inspection, and the developer or homeowner shall call for inspection to verify the installation of the tree and associated automatic irrigation.

(9) For zero lot line developments, attached dwelling units that have attached garages, the common wall between the units shall separate habitable space such that the garages are not adjoining. This option shall not be available for corner lots where the garages are adjoining, but each garage faces a different street.

(10) No more than three (3) detached homes or four (4) attached zero lot line homes in succession may share the same visual building design. Homes shall differ in at least two (2) of the following four (4) aspects to ensure clear visual distinction:

- a. Building configuration, i.e., size, height, shape, or footprint;
- b. Building orientation or location on the lot;
- c. Street-facing facade color and design; or
- d. Roof design.

(Ord. No. 4433, § 2, 1-9-06; Ord. No. 4755, § 2, 9-9-19; Ord. No. 4835, § 1, 12-20-21; [Ord. No. 4935](#), § 1, 2-24-25)

## ARTICLE XII. AMENDMENTS

### **Sec. 37-178. Authorization to initiate amendments.**

An amendment to the text of this chapter or to the official zoning map may be initiated by the council, by the commission, or by the property owner. A property owner may initiate a request for an amendment by filing an application with the community development department using forms prescribed in Article XIII. The application shall be submitted at least twenty (20) working days prior to the meeting of the planning and zoning commission at which it will be considered. (Ord. No. 4108, § 2, 8-15-94)

### **Sec. 37-179. Public hearing and records of amendments.**

The commission shall hold a public hearing on every requested change in zoning district boundaries in accordance with section [37-184](#) of this chapter. Its recommendations on each request zone change shall be transmitted to the city council. No zone change shall be accomplished other than by ordinance duly passed by the city council. The city clerk shall maintain records of amendments to this chapter in a form convenient for use by the public. (Ord. No. 4108, § 2, 8-15-94)

### **Sec. 37-180. Accordance with adopted comprehensive plan.**

The commission shall evaluate a requested amendment to a zoning district to determine the nature and extent of the requested change. If it is in accord with the adopted comprehensive plan, the commission may recommend and the council may adopt or reject the requested change. The commission may request documentation of land use impacts, both existing and proposed, through studies, presentations, or other documents, and may require said documentation to be stamped and signed by professionals deemed qualified by the commission.

If the commission determines the requested change is not in accord with the adopted comprehensive plan, the commission may either deny the request or recommend to the council an appropriate amendment to the plan. The council may adopt or reject the

amendment under the procedures provided in Idaho Code, Section [67-6509](#). After the plan is amended, the zoning map may be amended in conformity therewith. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4344, § 4, 11-17-03)

Compliance with Idaho Code Sec. 67-6537, Use of Surface & Groundwater

**Comprehensive Plan:**

The subject property is in the AOI Residential Future Land Use Designation. Limited to AOI, primarily very low-density residential uses. May include ancillary agricultural or livestock uses. Example of these are Large lot, single-family residential, and farmland.

Suggested Residential Density Range is 1 dwelling unit per acre and less, up to 5 dwelling units per acre can be considered with the following essential considerations.

Access: Located on a roadway with adequate access for the proposed use.

Infrastructure: The existing or planned infrastructure improvements, and capacity are adequate.

Compatibility: Provides a continuation or appropriate transition with surround uses.

The applicant is requesting a Comprehensive Plan Map Amendment to 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 are single-family homes, duplexes and small-scale apartments.

Suggested Residential Density Range is 1-8 dwelling units per acre. 8-12 dwelling units per acre can be considered with the following essential considerations:

Intensity: Provides transition in intensity from adjacent uses/zones.

Access: located on a collector or arterial roadway with adequate access for the proposed use.

Infrastructure: The existing or planned infrastructure is adequate to meet the needs of the proposed use, type, and scale from surrounding uses.

Goals, Objectives and Actions that may be applicable to this application are:

LU.1 Accommodate future development and redevelopment.

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

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

LU.2 Provide housing choices throughout Lewiston.

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

LU.3 Coordinate growth in the AOI.

ANX26-1, CPA26-1, ZNC26-1

LU.3.1 Collaborate Planning with Nez Perce County. Enhance the partnership with Nez Perce County to ensure better coordination on shared planning goals.

LU.3.1.1 Establish an ongoing, collaborative framework with Nez Perce County to plan for the future of the AOI including right-of-way acquisitions and street design during subdivision applications and annexation agreements.

LU.3.2 Strategize growth direction. Work with Nez Perce County to direct growth to areas with available, committed, or planned infrastructure capacity.

LU.3.2.1 Develop and implement growth directives that guide development to locations where infrastructure capacity is present or committed for future development.

LU.3.2.2 Partner with Nez Perce County and other development and planning partners to ensure growth plans are compatible.

H.1 Increase housing quality and production

H1.3 Evaluate regulations for barriers to housing. Assess and amend subdivision and zoning regulations to change factors that limit the ability to build new housing where appropriate.

The “Context” section of the Transportation Chapter of the Plan point out: The Orchards is experiencing growth and requires rebuilding undersized roadways and resolving substandard right-of-way widths to accommodate these improvements. Rebuilding old roadways in the Orchards and throughout the City will add capacity to the roadway network, but will also require significant ongoing investment, particularly in light of the inconsistent standards and varying levels of maintenance.

**Input From Other Departments/Agencies:**

The Fire Department provided no comments.

The Engineering Division of the Public Works Department provided no comments.

The Lewiston Orchards Irrigation District provided that the subject property has gone through the annexation process for the water district and will need to pay the annexation fees prior to service. Lewiston Orchards Irrigation District will need to review plans prior to consent to service in regards to mainline infrastructure. Each parcel will need to buy a water service.

**Analysis:**

The subject property is located south of the existing Skyview Estates Phase 4 subdivision. The annexation proposal is for 34.34 acres of vacant land to be developed into future building lots. The proposed Comprehensive Plan Land Use Designation is Neighborhood Residential and proposed zoning is Low Density, R2, Residential Zone, which is compatible with the proposed Neighborhood Residential Land Use Designation. The adjacent residential properties are also a Neighborhood Residential land use designation and are zoned Suburban Residential, R1, Zone (to the west) and Low Density Residential, R2, Zone (to the north). Per the applicant, should the proposed annexation, comprehensive plan map amendment and rezone be approved, the subject property would then

be subdivided into single family dwelling building lots, further expanding the footprint of the Skyview Estates Subdivision. The Low Density Residential, R2, Zone has a minimum lot area of 7500 square feet.

The subject property is located in the Area of Impact and the Comprehensive Plan identifies lands located in the Area of Impact as most appropriate for annexation.

The applications for the subject property are for the land use and if approved, the Commission would later review and recommend approval or denial of the subdivision plat to City Council. The subdivision plat is not part of these applications. Subdivision code requires that any zoning action that may be needed be completed prior to the subdivision plat approval.

**Relevant Criteria and Standards:**

See attached worksheet.

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