



Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
April 22, 2026 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501

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

I. CALL TO ORDER

II. CITIZENS COMMENTS

An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three (3) minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF APRIL 08, 2026 MEETING MINUTES (ACTION ITEM)

B. APPROVAL OF 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: (ACTION ITEM): : 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 ()

C. PUBLIC HEARING ON ZONING CODE AMENDMENT ZA-02-26, LANDSCAPING PROVISIONS: The Planning and Zoning Commission will consider amending various provisions of the Zoning Code specific to the purpose of and requirements for landscaping in development and redevelopment. The commission will make a recommendation to the City Council to approve or deny the proposal. - Action Item ()

D. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-3 BY BENNETT MANLEY (ACTION ITEM): The applicant requests Conditional Use Permit approval for a Multifamily dwelling in the R2A zone, on a 13,050 square foot parcel, located at 3537 13th St C. The applicant is requesting approval to add a 3rd dwelling unit to the existing duplex on the property. The applicant is asking for a waiver of standard of 950 square feet from the 14,000 square feet needed for 3 dwelling units. Multifamily dwelling, meeting the standards of section 37-124.1 of Lewiston City Code is allowable by Conditional Use Permit approval from the Planning and Zoning Commission. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF MAY 13, 2026 (REASONED STATEMENT FOR CUP-26-3 AND PUBLIC HEARING ON A SIGN EXCEPTION).

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.