



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.

April 08, 2026

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

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Shaunita Cable; Zach Battles; Maureen Anderson;

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair;

COMMISSIONERS UN-EXCUSED: Kyle Harris; Cynthia Ball

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

II. CITIZENS COMMENTS

Margaret McVicker, Lewiston, Id stated that the citizens do not realize the impact from the upzone ZNC24-5. Her area is going to be rezoned commercial, and she does not believe that the zoning change is in compliance with the land use map from the Comprehensive Plan. There are additional outright uses with a commercial zone that would ruin the character of the neighborhood.

III. ACTIVE AGENDA

A. APPROVAL OF MARCH 25, 2026 MEETING MINUTES (ACTION ITEM)

Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, approval of the March 25, 2026 as written. The motion carried 4-0.

B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS DENYING CONDITIONAL USE PERMIT APPLICATION CUP-26-2 BY BRANDON CLEVELAND (ACTION ITEM):

Commissioners Battles and Cable moved and seconded, respectively, to approve the Reasoned Statement for CUP26-2 as written. The motion carried 4-0.

C. CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT (RAINWOOD WEST) (ACTION ITEM):

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of the Rainwood West Subdivision preliminary plat and to approve the related Reasoned Statement. The motion carried 4-0.

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 (ACTION ITEM):

Chair Iacoboni explained the public hearing process. Commissioner Battles recused himself from this public hearing due conflict of interest.

Chair Iacoboni 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 asked if the homeowners in Phase I along 22nd Street and Powers Ave were offered annexation.

Staff Hollingshead stated they were offered, but only a few annexed in to have access to City Utilities.

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

Applicant Scott Becker with Hodge and Associates in Moscow stated that he is available for any questions that the commission might have.

There being no questions for the applicant or any public testimony. Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ANX26-1 to City Council. The motion carried 3-0-1 with Commissioner Battles abstaining.

After deliberation and discussion, Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to recommend approval of CPA26-1 to City Council. The motion carried 3-0-1 with Commissioner Battles abstaining.

After deliberation and discussion, Commissioner Cable and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the Reasoned Statement

approving ZNC26-1. The motion carried 3-0-1 with Commissioner Battles abstaining.

After deliberation and discussion, Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to recommend approval of the associated Area of City Impact map amendment. The motion carried 3-0-1 with Commissioner Battles abstaining.

E. UPDATE FROM STAFF ON UPZONE ZNC24-5

Staff Hollingshead stated she sent out 704 letters and received 11 comments, 2 opposed the upzone, 2 were in favor, and the rest had concerns regarding other items, which will be directed to the specific department that would handle that concern. There was a recommendation that the nonconforming section of code allow structures to be rebuilt if burned down. Staff confirmed zone changes do not affect property taxes.

Chair Iacoboni asked if the upzone would apply to all properties or if it was an option to just opt in or opt out.

Staff Hollingshead stated it would apply to all properties.

Commissioner Anderson confirmed that if a structure burned down, would you be able to build it back to what it was.

Staff Hollingshead stated that no, you would need to rebuild to the current standards.

The Commission advises staff to move forward with preparing for a public hearing.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the April 22, 2026 meeting.

All commissioners in attendance should be in attendance for the April 22, 2026 meeting. Staff Hollingshead stated there will be a public hearing at the next meeting and the following meeting on May 13, 2026.

Staff Tengono stated that at the last Council work session, a councilor asked if site visits were allowable for the planning and zoning commission. The answer is yes, site visits can be done if all commissioners were present, the site visit is publicly noticed, and done during a public hearing.

V. ADJOURN

There being no further business, Commissioner Battles and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 4-0, and the Planning and Zoning Commission adjourned at approximately 6:31 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2026.

**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND
STANDARDS FOR GRANTING OR DENIAL OF
ZONING DISTRICT BOUNDARY CHANGE/REZONE**

This document shall serve as memorialization of the rationale for the granting or denial of a zoning district boundary change/rezone, which shall be based upon relevant criteria and standards, including the Lewiston Comprehensive Plan, Lewiston City Code, and Idaho Code. *See* I.C. § 67-6535.

- I. **APPLICATION NUMBER:**
ZNC26-1

- II. **APPLICANT'S NAME AND ADDRESS:**
Greco Land Development LLC
Joe Greco, Manager
2206 Hemlock Avenue
Lewiston, ID 83501

- III. **IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
34.34 acres of vacant land located south of Birch Ave and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision.

- IV. **DATE OF PUBLIC HEARING:**
April 8, 2026

- V. **NAME OF HEARING BODY:**
Lewiston Planning and Zoning Commission

- VI. **NATURE OF APPLICATION:**
Rezone subject property from Area of Impact (Nez Perce County) Suburban Residential, R-1A, Zone to City of Lewiston Low Density Residential, R-2, Zone.

- VII. **DECISION:**
The Lewiston Planning and Zoning Commission recommends **APPROVAL** of ZNC26-1 to the Lewiston City Council.

Note: P&Z Commissioner Zack Battles was recused due to a conflict of interest related to his professional relationship with the applicant, Greco Land Development LLC, and did not participate in the Public Hearing or subsequent deliberation on the relevant criteria and standards related to this land use application.

VIII. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are: None.

IX. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this zoning district boundary change/rezone:

1. The proposed rezone is in general conformance with the Lewiston Comprehensive Plan. Applicable commentary:

The subject property is located in the Area of Impact (AOI) Suburban Residential, R-1A, Zone in Nez Perce County south of the existing Skyview Estates Phase 4 subdivision. The Comprehensive Plan (Comp Plan) identifies lands located in the AOI as most appropriate for annexation. Limited to the AOI, this area contains primarily very low density residential uses and may include ancillary agricultural or livestock uses. Examples of these would be large lot, single-family residential, and farmland.

The applicant's proposed Comp Plan Land Use Designation is Neighborhood Residential and the proposed zoning is Low Density Residential, R-2, Zone, which is compatible with the proposed Neighborhood Residential Land Use Designation. Neighborhood Residential is a relatively low intensity designation, primarily for residential place type uses that include a variety of housing types, such as single-family detached, duplexes, cluster housing, and accessory dwelling units (ADU's). Development 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.

The surrounding residential properties located within city limits, are also designated as Neighborhood Residential and are zoned Suburban Residential, R-1, Zone (to the west) and Low Density Residential, R-2, Zone (to the north). The Commission found that assigning the Low Density Residential, R-2, Zone to the subject property and the Neighborhood Residential land use designation would be in conformance with the Comprehensive Plan and would provide a continuation of the Low Density Residential, R-2, Zone for the immediate area.

Commissioner Anderson noted that she believed the rezone of the subject property to be consistent with the Comp Plan and found that it was more akin to infill to an existing area. The Commissioners all agreed.

2. The subject property is at least as well suited or is better suited for the proposed zoning district than the existing zoning district. Applicable commentary:

The subject property is currently located in Nez Perce County and is within the AOI's Suburban Residential, R-1A, Zone. The subject property's proposed annexation into the City of Lewiston's city limits and zone change to the City of Lewiston Low Density Residential, R-2, Zone would provide a continuation of Low Density Residential, R-2, Zoned land. The previous phase (Phase 4) of the Skyview Estates subdivision is also zoned Low Density Residential, R-2, Zone. This previous phase is adjacent to the subject property.

The Low Density Residential, R-2, Zone has a minimum lot size of 7,500 square feet and allows single-family dwellings and duplexes by right. The surrounding neighborhood is mostly comprised of single-family dwellings. The applicant has indicated in his application that upon approval of the annexation and rezone, that the subject property would also be subdivided into single-family dwelling lots.

The Commissioners found that the subject property "absolutely fits" within the proposed Low Density Residential, R-2, Zone, based upon the information provided by City staff and the applicant's agent, Scott Becker from Hodge & Associates, Inc. The Commission also noted that currently, the subject property is not zoned in the City of Lewiston, so the proposed designation occurring concurrently with annexation of the property is consistent with the City's zoning scheme.

3. The proposed rezone **does not** present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity. Applicable commentary:

The subject property is located south of the existing Skyview Estates Phase 4 subdivision. The associated annexation proposal is for 34.34 acres of vacant land to be developed into future building lots. The proposed land use designation is Neighborhood Residential, and the proposed zoning is Low Density Residential, R-2, Zone. The adjacent residential properties are also Neighborhood Residential land use designation and are a mix of Low Density Residential, R-2, Zone and Suburban Residential, R-1, Zone. The applicant proposes low density development for the subject property, similar in nature to the existing neighborhood. The proposed Low Density Residential, R-2, Zone allows for single family dwellings on lots of 7,500 square feet and duplexes on lots of 10,000 square feet. Suggested Residential Density Range is 1-8 dwelling units per acre.

The by-right permitted uses, conditional uses, and development standards of the proposed zone are similar to that of the surrounding zone, and any proposed uses that are higher in density or intensity will require a Conditional Use Permit, which would require a public hearing in front of the Planning and Zoning Commission for approval or denial and allow for residents in the neighborhood to have their opinions heard.

Properties to the north and west of the subject property currently contain single family dwellings. Property to the east and south is vacant land, some of which is owned by the

applicant. The Commissioners noted that there does not appear to be any immitigable impacts because the subject property already abuts an area that is similarly zoned. Further, the Commissioners noted that the subject property is an extension of the existing subdivision and the inclusion of the subject property is being done in a manner to ensure that it is compatible with the rest of the Skyview Estates Subdivision.

4. The effects of the proposed rezone **are not** anticipated to place undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction, including school districts. Applicable commentary:

Political subdivisions were notified of the proposed rezone of the subject property. City departments provided no comments. The Lewiston Orchards Irrigation District (LOID) commented that the applicant had gone through the annexation process for the water district for the subject property and will need to pay the annexation fees prior to service. LOID will need to review plans prior to consent to service in regards to mainline infrastructure. Each parcel will need to buy a water service.

The Commissioners noted the lack of opposition from political subdivisions indicated that they did not object to the proposed zoning of the subject property. Further, the Commission felt that the proposed zoning of the subject property will aid in allowing the extension of public utilities in this area, helping to improve the delivery of services to the area.

5. 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. Applicable commentary:

The Commission received testimony from the applicant's agent that the applicant intends to extend the existing utilities in the abutting subdivision to service the subject property. LOID responded to the City's request for comment and provided that the subject property has gone through the annexation process for the water district, but the applicant will still need to pay the annexation fees prior to service. LOID will also need to review the applicant's plans prior to consent to service is provided regarding the mainline infrastructure. Each parcel will eventually need to buy a water service as well.

Commissioner Jacoboni noted that the characteristics of the proposed rezone are materially similar in type to the surrounding neighborhood, and the public services have indicated that they can and will provide services to the subject property. The other Commissioners agreed.

6. The proposed rezone **is** in conformance with Idaho Code § 67-6537, Use of Surface and Ground Water. Applicable commentary:

No testimony was received regarding the use of surface ground water from political subdivisions that received notice, the public or the applicant. As a result, the Commission

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR ZNC26-1

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determined that there was no credible information to indicate that the proposed rezone of the subject property would not be in conformance with Idaho Code § 67-6537.

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

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could** take actions to obtain approval, such actions might include: Not applicable.

NOTICE TO APPLICANT AND AFFECTED PERSONS: The Planning and Zoning Commission's recommendation to the City Council is not a final decision, and thus, shall not be subject to reconsideration or appeal.

By: _____
Signature of Planning and Zoning Commission Chair or Vice Chair or Acting Chair

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Office Supervisor

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Lewiston Planning and Zoning Commission will conduct a public hearing at which you may provide comments/testimony on

Wednesday April 22, 2026 at 5:30 pm.

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

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

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

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 City Council to approve or deny the proposal.

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Joel Plaskon at the Community Development Department at jplaskon@cityoflewiston.org or (208) 746-1318, ext. 7202.

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 21, 2026** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

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

Public Hearing notice publication date: Sunday April 5, 2026

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

CITY ORDINANCE NO. ~~XXXX~~

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 37-3 RELATING TO THE DEFINITION OF "PARKING LOT"; AMENDING LEWISTON CITY CODE SECTION 37-153 RELATING TO LANDSCAPING; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: Lewiston City Code § 37-3 is hereby amended as follows:

Sec. 37-3. - Definitions.

As used in this chapter:

...

Parking lot means a two thousand four hundred (2,400) square feet or more area of land devoted to parking spaces for more than five (5) motor vehicles, contiguously.

...

SECTION 6: Lewiston City Code § 37-153 is hereby amended as follows:

Sec. 37-153. - Landscaping.

- (a) Purpose: Landscaping requirements are to be an integral part of ~~all site and parking lot development~~ and redevelopment. The intent is to create shade and reduce heat buildup, reduce the barren appearance of parking lots, create aesthetic environments, buffer adjoining land uses, slow stormwater runoff, and mitigate pollution; ~~buffer incompatible uses, reduce the barren appearance of parking lots, create aesthetic environments, create shade and reduce heat buildup~~ while maintaining design flexibility.
- (b) Landscaping shall be required for all ~~off-street parking areas lots for more than five (5) vehicles, which is two thousand four hundred (2,400) square feet or more of parking~~, except for those uses enumerated in subsection (g) of this section, and to provide landscaped buffers between public rights-of-way and parking lots, subject to the following provisions:
 - (1) A five-foot wide minimum buffer landscape strip is required between ~~the a~~ parking lot and a public rights-of-way with a minimum of one (1) one and one-half-inch caliper shade tree and five (5) shrubs every thirty ~~five (350)~~ linear feet.

Required shade trees will be of such species and canopy shape to provide a predicted fifty (50) percent canopy cover of the parking lot area after a ten-year growth period.

All tree species shall be classified by the City Tree Selection Guide as drought, insect and disease resistant. Exceptions may be approved by the community development director upon the recommendation of the city forester. Preservation of healthy trees existing on the site before construction may be used to satisfy species and landscaping requirements.

~~(46)~~ An irrigation system shall be provided for all required landscaping.

Vehicular surface area	Percent of interior landscaping
2,400—6,999 square feet	3%
7,000—49,999 square feet	5%
50,000—149,000 square feet	8%
150,000 or larger	10%

Interior plantings are to include trees with a minimum size of one and one-half-inch caliper. To ensure proper growth of vegetation, all interior planting beds shall have a minimum dimension of six (6) feet at the narrowest point with a soil depth appropriate for the trees selected. See City of Lewiston tree planting standards and techniques for proper tree planting procedures. No shrub landscaping is required for interior planting. Required shade trees will be of such species and canopy shape to provide a predicted fifty (50) percent canopy cover of the parking lot area after a ten-year growth period. All tree species shall be classified by the City Tree Selection Guide as drought, insect and disease resistant. Exceptions may be approved by the community development director upon the recommendation of the city forester. Preservation of healthy trees existing on the site before construction may be used to satisfy species and landscaping requirements.

(4) An irrigation system shall be provided for all required landscaping.

~~(c) In the commercial (C), manufacturing (M), airport (A), and port (P) zones, when abutting a residential zone, the required side and rear yards, which share a common property line with the residential zone, shall be landscaped or fenced except as provided for in this section. Landscaping shall consist of a minimum of sixty (60) percent coniferous plants, a minimum of six (6) feet in height at the time of planting, spaced in a manner to create a complete visual screen between the abutting land uses within three (3) years from time of planting. Fencing shall consist of six-foot-tall wood, slatted chained link or masonry panels. Prior to installation of the landscaping or fencing, the adjacent residential property owner shall be contacted and asked for input whether the buffer will be landscaping or fencing. The adjacent residential owner may also waive the buffer. The adjacent residential property owner shall be given fifteen (15) days to indicate their preference. If no response~~

ATTEST:

Tanya M. Brocke, City Clerk

- B. INTRODUCTION OF ORDINANCE 4958:** Introduction of proposed Ordinance No. 4958 relating to an amendment of Lewiston City Code Section 21-2 to the definitions of vendors; Sections 21-66 and 21-69 relating to the regulation of temporary vendors; Sections 21-73 and Lewiston City Code Chapter 21, Article XI relating to the regulation of mobile vendors; and Section 31-74 relating to temporary uses of the right-of-way by mobile vendors - Action Item (City Planner Joel Plaskon)

City Planner Joel Plaskon explained that staff have received requests from mobile vendors wishing to operate non-food services within street rights-of-way. Since Chapter 21, Article XI currently only regulates mobile food and beverage vendors, and Section 31-74 covers temporary uses in street rights-of-way, staff are proposing to amend the Lewiston City Code to allow mobile vendor operations — both food and non-food — on private property and within street rights-of-way.

After discussion, Council expressed support for the proposed amendments.

- C. REQUEST FOR RECONSIDERATION OF ZONING CODE AMENDMENT ZA-01-25:** Request from City Staff to reconsider amendments to Lewiston City Code Section 37-153 relating to landscaping - Action Item (City Planner Joel Plaskon)

Councilor Spickelmire asked why the landscaping ordinance was being reconsidered after seven months; City Planner Joel Plaskon explained the original ordinance (Ordinance No. 4942) was developed by the Comprehensive Plan Work Plan Implementation Committee and recommended by the Planning and Zoning Commission, but the ordinance failed by a tie vote at City Council. Since there have been recent related ordinance updates to parking lots, staff is requesting reconsideration and Council input.

After discussion regarding potential business impacts, costs, maintenance, and stakeholder involvement, Council gave consensus to proceed.

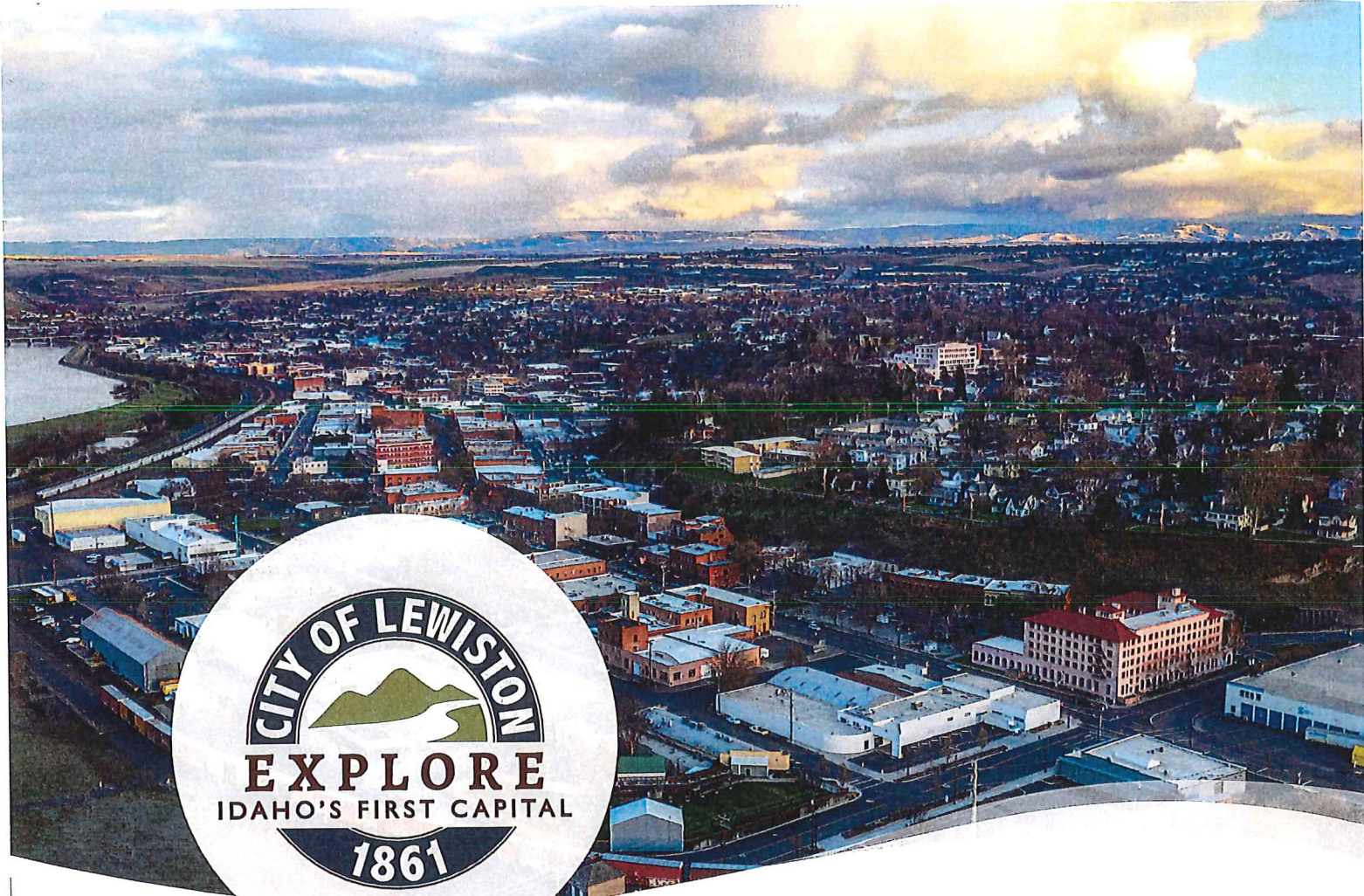
- D. INTRODUCTION OF ZONING CODE AMENDMENT ZA-04-25:** Introduction and request for direction relating to proposed amendments to Lewiston City Code Chapter 37, Article XVII, associated with telecommunications facilities and broadband infrastructure to comply with legislative changes - Action Item (Assistant Planner Katie Hollingshead)

Assistant Planner Katie Hollingshead explained that Zoning Amendment ZA-04-25, previously reviewed by the Planning and Zoning Commission, is proposed in response to legislative changes to Idaho Code Chapter 65, Title 67, related to telecommunications facilities and broadband infrastructure. Ms. Hollingshead



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE REQUEST FOR RECONSIDERATION OF ZONING CODE AMENDMENT ZA-01-25	AGENDA NO. IV. C. AGENDA DATE: March 2, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) <p>The City of Lewiston adopted a new Comprehensive Plan (Envision Lewiston 2044) (the Plan) in 2024, after which the City Council authorized an ad-hoc committee (the Comprehensive Plan Work Plan Implementation Committee) (the Committee) to form initiatives designed to implement prioritized goals, objectives, and actions identified the Plan. The Committee consists of the Mayor, two City Council members, and three Planning and Zoning Commission members, assisted by various city staff, members of other city boards and commissions and other persons who may have expertise in a certain subject area.</p> <p>Early in 2025, the Committee solicited participation of the Chair of the Urban Forestry Commission and several local landscape contractors to work on an initiative to update and improve the landscaping provisions of the Zoning Code. That product was unanimously recommended by the Committee and the Planning and Zoning Commission for approval by City Council. The City Council conducted a public hearing and passed the first reading of the related Ordinance 4942 on May 12, 2025. On June 9, 2025 a motion to combine the second and third readings of the ordinance passed, but a motion to waive the third reading in full and approve it by title only died in a three to three split vote.</p>	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None.	
ACTION PROPOSED Reconsider amendments to the landscaping provisions of the Zoning Code, as unanimously recommended by the Comprehensive Plan Work Plan Implementation Committee and the Planning and Zoning Commission for approval by City Council.	



ENVISION LEWISTON 2044

EXPLORE OUR PAST, ENGAGE OUR PRESENT, BUILD OUR FUTURE

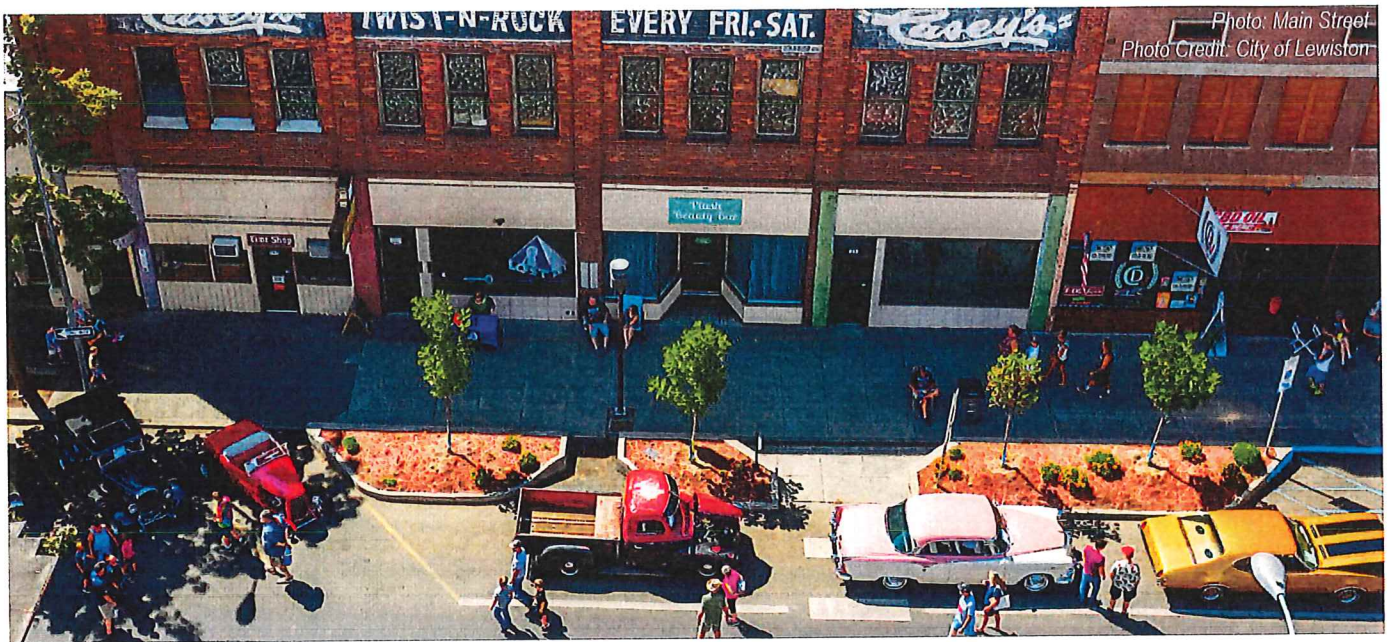
COMPREHENSIVE PLAN

JULY 2024

ACKNOWLEDGMENTS

THANK YOU LEWISTON COMMUNITY MEMBERS

Thanks to the thousands of people in Lewiston's community who participated in this process.
Your input and direction were invaluable in shaping this Plan!



CITY COUNCIL

Mayor Daniel Johnson
Jim Kleeburg, *Council President*
Hannah Liedkie
Jessica Klein
John Spickelmire
Kassee Forsmann
Kathy Schroeder
Rick Tousley, *Former Councilor*

PLANNING & ZONING COMMISSION

Cynthia (Cindy) Ball, *Chair*
Gabriel Iacoboni, *Vice Chair*
Emily Wolf
Kathy Branson
Kevin Kelly
Maureen Anderson
Michael Busch, *Former Commission Member*
Shaunita Cable

CITY STAFF

Joel D. Plaskon, AICP, *City Planner*
Katie Hollingshead, *Assistant Planner*
Shannon Grow, *Community Development Director & URA Custodian of Records*
Dawn Ortiz, *Community Development Specialist*
Carol Mauer, *Public Information Officer*
Tim Barker, *Parks & Recreation Director*
Dustin Johnson, *Public Works Director*
Nikki Province, *Human Resources Director*

CONSULTANT TEAM

Logan Simpson
Vitruvian Planning
Leland Consulting Group
Kittelson & Associates

STEERING COMMITTEE

Daniel Johnson, *Mayor*
Hannah Liedkie, *City Council*
Kathy Schroeder, *City Council*
Rick Tousley, *Former City Council*
Gabriel Iacoboni, *Planning and Zoning Commission*
Kevin Kelly, *Planning and Zoning Commission*
Laurinda Riggs, *Historic Preservation Commission*
Ed King, *Historic Preservation Commission*
Tami Meyers, *Business Improvement District*
Shirley Phillips, *Urban Forestry Commission*
Jill Balmer, *Parks and Recreation Commission*
Chelse Maughan, *Nez Perce County Planning*
Mark Havens, *Disability Advisory Commission*
Lance Hansen, *Lewiston School District*
Dovie Willey, *Lewis Clark State College*
Linnea Noreen, *Lewis Clark Valley Chamber of Commerce*
Blake Harrington, *Lewis Clark Valley Chamber of Commerce*
Kristin Kemak, *Lewis Clark Valley Chamber of Commerce*
Barney Metz, *Lewiston Orchards Irrigation District*
Jerry Chavez, *Valley Vision, Inc.*
Kayla Sprenger, *Idaho Public Health District 2*
Scott Corbitt, *Port of Lewiston*
Shannon Grow, *Lewis-Clark Metropolitan Planning Organization*
Dustin Johnson, *City of Lewiston Public Works*
Tim Barker, *City of Lewiston Parks and Recreation*
Nikki Province, *City of Lewiston Human Resources*
Carol Mauer, *City of Lewiston Public Information Office*
Joel D. Plaskon, *City of Lewiston Community Development*
Katie Hollingshead, *City of Lewiston Community Development*
Dawn Ortiz, *City of Lewiston Community Development*

BLUE CROSS OF IDAHO FOUNDATION FOR HEALTH

Thanks to Blue Cross of Idaho Foundation for Health, Inc. for providing financial support to update the Lewiston Comprehensive Plan. The funding from their grant was used to incorporate health and wellbeing considerations into this Comprehensive Plan with focus on outcomes related to the seven social determinants of health and wellbeing. The information in this document does not necessarily represent the views of the Foundation, its staff, or its Board of Directors.

SPECIAL THANKS

Lewiston Library
Lewis Clark State College
Art Under the Elms
Lewiston Farmers Market



Photo Credit: Katie Hollingshead

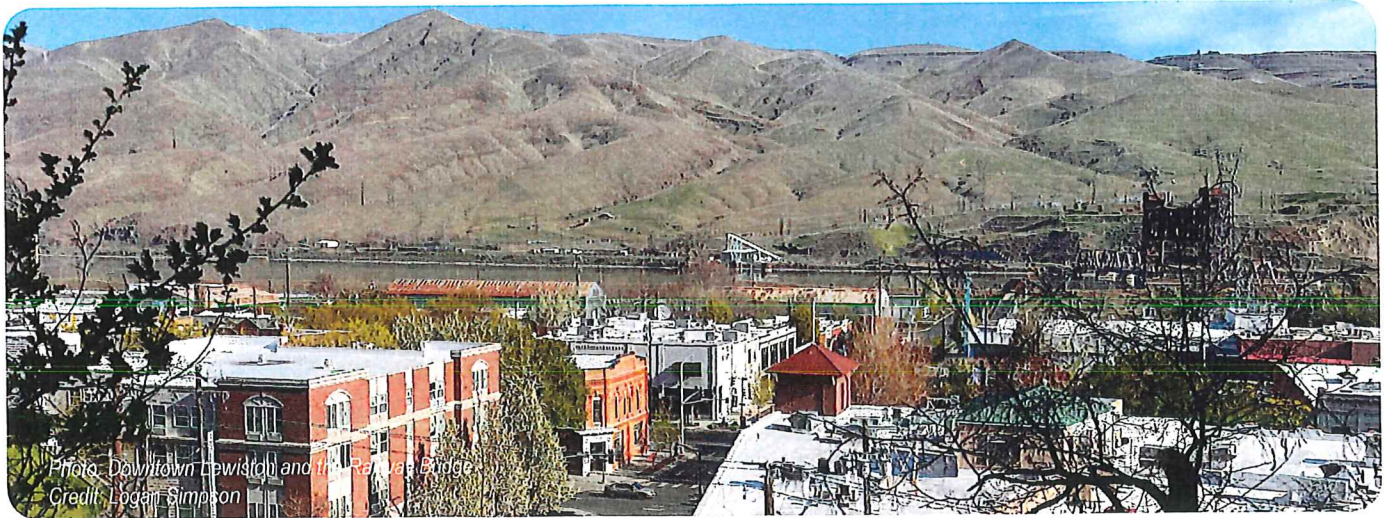


Photo: Downtown Lewiston and the Rafters Bridge
Credit: Logan Simpson

INTRODUCTION

COMMUNITY OVERVIEW

Lewiston is a historic city with a downtown that sits at the confluence of the Clearwater and Snake Rivers. With dramatic topography, Idaho's only seaport, and the mildest climate in the state, Lewiston has many unique and distinguishing characteristics. People enjoy the small-town community feel while having access to the amenities and services of a larger city. Lewiston anchors the Lewis and Clark Valley's economy and is the premier destination for educational services and employment in the area, such as Lewis-Clark State College and St. Joseph's Regional Medical Center. With relatively stable population growth, Lewiston is home to over 33,000 people, many of whom have chosen to retire here.

As Lewiston looks to 2044, a new Vision was created through public engagement and serves as the guiding beacon for this Comprehensive Plan (this/the Plan). This Plan builds on the voices of the community, describes various components for how and where Lewiston should grow and change in the years to come, and includes a robust guide to ensure the implementation of the Plan.

PLAN OVERVIEW

Envision Lewiston 2044 will be used and referenced to guide community development over the coming decades. This Plan allows the City to grow and adapt to an ever-changing future while supporting the market, private initiatives, strategic public investments, and innovation. This Plan is designed to improve Lewiston's quality of life and health in the City for generations to come.

In preparation for this Plan, the Lewiston community has come together to articulate a common Vision that embraces the future and builds on the City's shared values, quality of life, geographical location, and outdoor recreational opportunities. To realize this Plan's Vision and Themes, the City must act boldly to build on its strengths and confront challenges by both proactively and reactively implementing this plan on consistent and on-going basis. The goals, objectives, and actions set forth in this Plan will define the City's future.

This Plan is one of the City's most influential tools for immediate and long-range decision-making, enabling Lewiston's leaders, businesses, and residents to play a meaningful role in creating the kind of community they want to live in, offering better choices for a better future.

The City of Lewiston partnered with the Blue Cross of Idaho Foundation for Health to integrate health throughout this planning process. The Plan provides objectives and goals that holistically support the health and well-being of the Lewiston community and is based on the [Social Determinants of Health](#) (SDOH)—the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health and wellbeing outcomes and risks.

CONTEXT

THE RIVERS AND RIVERFRONT

Lewiston's natural environment has contributed greatly to the City. The Snake and Clearwater rivers have provided tremendous economic benefits as industry has flourished in these areas. However, the riverfront location of the Downtown area did come with additional risk of flooding, which was mitigated in the 1970s with an extensive levee system. These levees are critical infrastructure that protects the City and aids in navigability of the river.

VIEW CORRIDORS

Lewiston's dramatic topography provides many scenic views, the most prominent of which is the 2,000-foot Lewiston Hill to the north of the City. Other areas such as the Normal Hill and Country Club neighborhoods enjoy views of the rivers as well.

GROUNDWATER

The Idaho Department of Water Resources (IDWR) monitors groundwater levels and quality throughout Idaho including the Lewiston Plateau. Quality testing is for contaminants such as metals, pesticides, and other characteristics such as pH and common ions. In general Lewiston's groundwater levels and quality are relatively good, however there is known contamination in the Lindsay Creek Nitrate Priority Area and Lewiston Plateau Groundwater Management Area. Most of this contamination is from pesticides, nitrates, and other agricultural chemicals are of interest due to proximity of agricultural practices in the area. Potential contaminants from septic system failures is present given the number and age of septic systems.

SOILS AND AGRICULTURE

Lewiston's less developed areas, particularly in the AOI, are utilized for agricultural uses. This active farmland primarily accommodates winter wheat, grass, and pasture. Some soils constitute farmlands of statewide importance. There are some nearby designated public rangelands, but most of these agricultural areas are privately owned and maintained grass and pasture. Less than 1% of Lewiston's labor force is in the agricultural sector. It is expected that many of the agricultural areas in Lewiston's AOI, particularly those in the southeast portion of the City, will transition to residential uses over time.

HAZARDS

Lewiston is in a relatively stable geologic location but has experienced flooding in the past. Today, climate change increases the risk that natural hazards pose. Climate change has caused overall temperatures to rise, and it is predicted that this pattern of warming will continue. While Lewiston enjoys one of Idaho's mildest climates, periods of extreme heat are predicted to be more prevalent in the future. These climactic shifts often result in longer, more extreme shifts in weather patterns such as drought and flooding. With increased temperatures, snow becomes less frequent, and more precipitation comes in the form of rain increasing the risk of flooding. While Lewiston's levees protect from major flooding on the waterfront, more extreme rain events can cause flash flooding and increase the demand on stormwater infrastructure or impact the stability of steep topography. With more extreme climate shifts, the risk of extended droughts is also increased. Such droughts can cause aquifer levels to drop and may require deeper wells to maintain water supplies. Drought also increases wildfire risks. While Lewiston is surrounded primarily by agricultural lands, wildfire can significantly impact air quality for long distances. To reduce the risks posed, reduction in carbon emissions and increasing the resiliency of infrastructure is key.

RENEWABLE ENERGY

Renewable energy helps to reduce the need for high-carbon emission sources and can help improve air quality. While most energy in Lewiston is provided by hydroelectric, there is a potential need for additional diversified renewable energy sources such as wind and solar. These energy sources can often be found in areas of large-scale agricultural production, generally over five acres. Benefits of such uses include increase in native vegetation, wildlife and pollinator habitat, stormwater absorption, and reductions in pollutants compared to agricultural uses. However, the introduction of commercial wind and/or solar power also comes with adverse impact to natural resources and/or environmental conditions. Lewiston should explore these opportunities with intent to allow or support them only with assurance that they will not result an undue cost to natural resource(s) or environment. Determining where these uses should go in the future should weigh the positives with other potential impacts such as viewsheds and compatible surrounding uses.

URBAN FOREST AND STREET TREES

Lewiston has a long-standing pride in the trees found in the City and has been designated as a Tree City USA for many years, having also received several Growth Awards from the Arbor Day Foundation. Urban street trees are important in helping mitigate urban heat islands, improve air quality, absorb stormwater runoff, and improve resident health and wellbeing. Older areas like Normal Hill have expansive tree canopies that help the City maintain an overall tree canopy coverage of 8%. While some areas of the City, such as the airport and the levees are largely treeless for functional reasons, many of the City's residential areas are well-covered. All trees within the city are managed through a GIS inventory created by staff in partnership with the Idaho Department of Lands. As additional residential and commercial uses are created from formerly agricultural areas, new trees will continue to help expand this coverage and provide a safe haven from weather. While trees in more dense areas such as Downtown can be challenging due to lack of space due to high percentages of the lots being covered by buildings, utilities, and other spatial constraints, they are still a vital component of the streetscape and provide shade for pedestrians and customers alike. Bi-annual tree orders as well as the City's Legacy Tree Program assist in further developing the city's overall canopy to supplement what the private sector contributes.

Additional information on Lewiston's natural resources and hazards is contained in [Appendix C, Existing Conditions Report](#).

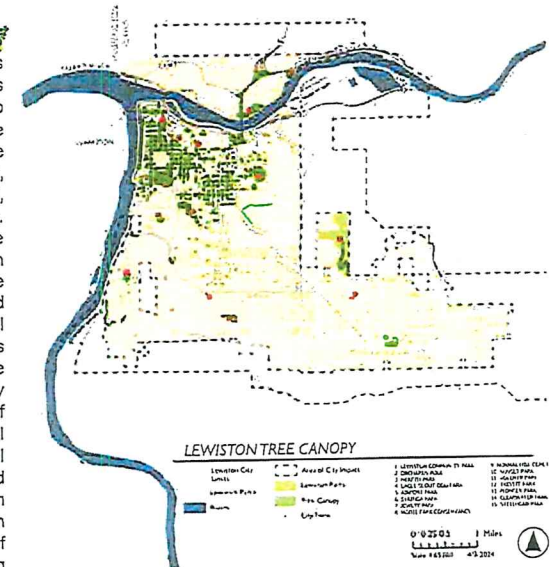


Photo: Trees in Normal Hill
Photo Credit: Logan Simpson

NATURAL RESOURCES AND HAZARDS HEALTH AND WELLBEING CONSIDERATIONS

A clean environment is fundamental to health and wellbeing. Air and water quality are important aspects in physical health, while access to natural areas and green spaces are critical components to emotional health. Recognizing potential hazards and assets allows for potential impacts to be mitigated and assets to be protected for the future. In the past, areas closer to pollutants and hazards have disproportionately affected marginalized communities. These effects are expected to be amplified with climate change, and action to change these patterns are needed to ensure a healthy future for all of Lewiston's community members.

NATURAL RESOURCES AND HAZARDS GOALS AND OBJECTIVES

GOAL NH.1 MINIMIZE RISKS FROM ENVIRONMENTAL HAZARDS.

NH.1.1 Avoid high-risk development. Limit development in hazardous areas to protect health and safety.

NH.1.2 Manage stormwater for pollution reduction. Utilize stormwater Best Management Practices to reduce pollutant loads and slow runoff rates.

NH.1.3 Improve air quality by providing additional transportation options. Promote the use of low-emission modes of transportation, including ridesharing, bicycling, walking, and transit.

NH.1.4 Coordinate community Education on hazard mitigation. Educate and inform residents on how to mitigate impacts from wildfires, winter storms, floods, extreme heat, and other high-risk hazards.



GOAL NH.2 INCREASE RESILIENCE AND SUSTAINABILITY BY BEING GOOD STEWARDS OF THE ENVIRONMENT.

NH.2.1 Expand the urban tree canopy. Promote and expand the urban tree canopy where possible.

NH.2.2 Promote and incentivize water conservation. Conserve aquifer resources to ensure access to water.

NH.2.3 Adopt renewable energy expansion. Encourage the use of renewable energy and establish development standards for such uses.

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

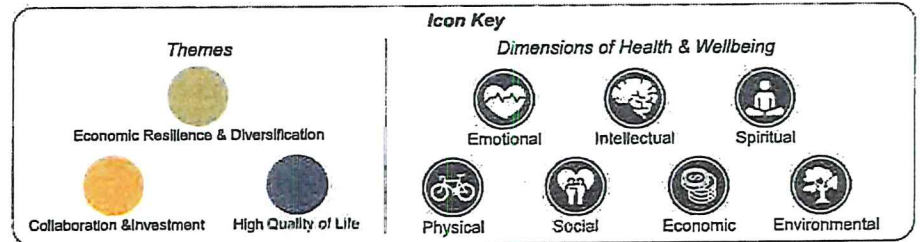


GOAL NH.3 COLLABORATE WITH PARTNERS TO MAXIMIZE POSITIVE IMPACTS.

NH.3.1 Ensure flood protection while enhancing natural environments and wildlife habitat. Work with USACE and other partners to coordinate these efforts.

NH.3.2 Develop clean air standards. Support regional pollution mitigation strategies and attract clean industries.

NH.3.3 Collaborate for effective hazard mitigation. Coordinate with Nez Perce County to implement the [County of Nez Perce All Hazard Mitigation Plan](#).



NATURAL RESOURCES AND HAZARDS (NH)		TYPE	PRIORITY	TIMELINE	ANTICIPATED COST
NH.1	Minimize risks from environmental hazards.				
NH.1.1	Avoid high-risk development. Limit development in hazardous areas to protect health and safety.				
NH.1.1.1	Evaluate current zoning and development regulations to ensure limited development in hazardous areas to safeguard the health and safety of residents.	Regulatory Reform	High	Short-term	\$
NH.1.2	Manage stormwater for pollution reduction. Utilize stormwater Best Management Practices to reduce pollutant loads and slow runoff rates.				
NH.1.2.1	Incorporate stormwater management best practices into City standards and regulations. Special attention should be made to manage runoff rates effectively to preserve water quality.	Regulatory Reform	Medium	Mid-term	\$
NH.1.3	Improve air quality by providing additional transportation options. Promote the use of low-emission modes of transportation, including ridesharing, bicycling, walking, and transit.				
NH.1.3.1	Develop and implement initiatives to encourage the use of low-emission transportation modes, such as ridesharing, bicycling, walking, and transit. Collaborate with relevant organizations and provide infrastructure support.	Program or Resource	Medium	Long-term	\$
NH.1.3.2	Promote compact, infill, and mixed use development to increase opportunity for people to choose non-auto-oriented transportation and reduce adverse transportation impacts to the environment.	Regulatory Reform	Medium	Long-term	\$
NH.1.4	Coordinate community Education on hazard mitigation. Educate and inform residents on how to mitigate impacts from wildfires, winter storms, floods, extreme heat, and other high-risk hazards.				
NH.1.4.1	Implement community-wide education programs to inform residents about the mitigation of impacts from wildfires, winter storms, floods, extreme heat, and other high-risk hazards. Use various channels, including workshops, informational materials, and online resources to reach the public.	Program or Resource	Medium	Mid-term	\$
NH.2	Increase resilience and sustainability by being good stewards of the environment.				
NH.2.1	Expand the urban tree canopy. Promote and expand the urban tree canopy where possible.				
NH.2.1.1	Allocate resources and exceed baseline funding requirements to invest in programs like Tree City USA, promoting and expanding the urban tree canopy. Focus efforts on areas with less tree coverage.	Program or Resource	Medium	Short-term	\$\$
NH.2.1.2	Incentivize or require tree planting in new developments especially along streets and in and around parking lots. Incorporate street tree planting standards into the subdivision code.	Regulatory Reform	Medium	Short-term	\$
NH.2.1.3	Explore allocating resources or incentives for existing commercial properties with large paved parking areas to incorporate trees to mitigate urban heat islands.	Program or Resource	Medium	Mid-term	\$\$
NH.2.2	Promote and incentivize water conservation. Conserve aquifer resources to ensure access to water.				
NH.2.2.1	Review and align current ordinances and programs with best practices for water conservation.	Regulatory Reform	Medium	Mid-term	\$
NH.2.2.3	Introduce incentives to encourage residents and businesses to adopt water-saving practices.	Program or Resource	Medium	Long-term	\$\$
NH.2.3	Adopt renewable energy expansion. Encourage the use of renewable energy and establish development standards for such uses.				
NH.2.3.1	Promote the adoption of renewable energy sources within the community through public education resources.	Program or Resource	Low	Long-term	\$



STAFF USE ONLY	
Case Number:	_____
Hearing Date:	_____
Nature of CUP Application:	_____

APPLICATION FOR CONDITIONAL USE PERMIT

(Pre-application meeting strongly encouraged)

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

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

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

APPLICANT INFORMATION

Full Name: Manley Bennett D Date: 03/06/2026
Last First M.I.

Address: 804 11th Street
Street Address Apartment/Unit #

Lewiston Idaho 83501
City State ZIP Code

Phone: 208 935 8168 Email: adventurerealife@gmail.com

OWNERSHIP INFORMATION

Property Owner Name: Bennett Manley

Phone: 208 935 8168 Email: adventurerealife@gmail.com

Mailing Address: 804 11th Street Lewiston Idaho 83501

PROPERTY INFORMATION

Street Address of Subject Property: 3537 13th Street C Lewiston ID 83501

Subdivision Name: _____ Block: _____ Lot: _____

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

Property Zoning: R2A

NATURE OF YOUR REQUEST

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

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

PLAN INFORMATION

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

Site plans shall include the following:

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

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

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

APPLICATION SUBMITTAL AND PROCESSING

Incomplete applications will not be processed.

Application fee must be paid at the time of submittal.

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

APPLICANT'S CERTIFICATION

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

Signature of Applicant: *Bennett Maulley*

Date: 03/16/2026

The Property Owner hereby authorizes this application:

Signature of Owner: *Bennett Maulley*

Date: 03/16/2023

1- I am requesting to add a unit to my current duplex.

No employees, hours of operation will be 24/7, anticipated traffic volume increase will be two extra cars. The property is cornered next to the A-1 Neighborhood Gas Station.

No health or safety concerns. There will be off street parking. I will add a sprinkler system and fence to part of the property.

2- Avista confirmed the availability of another meter and service line to a new building.

-COSD confirmed they could connect to a new home.

-LOID confirmed they could connect to the current water line.

3-

(a) I will be adding a small two bedroom house to the current duplex. There will be little to no nuisances on the property. A fenced yard will diminish the possible nuisance of pets if they are on the property.

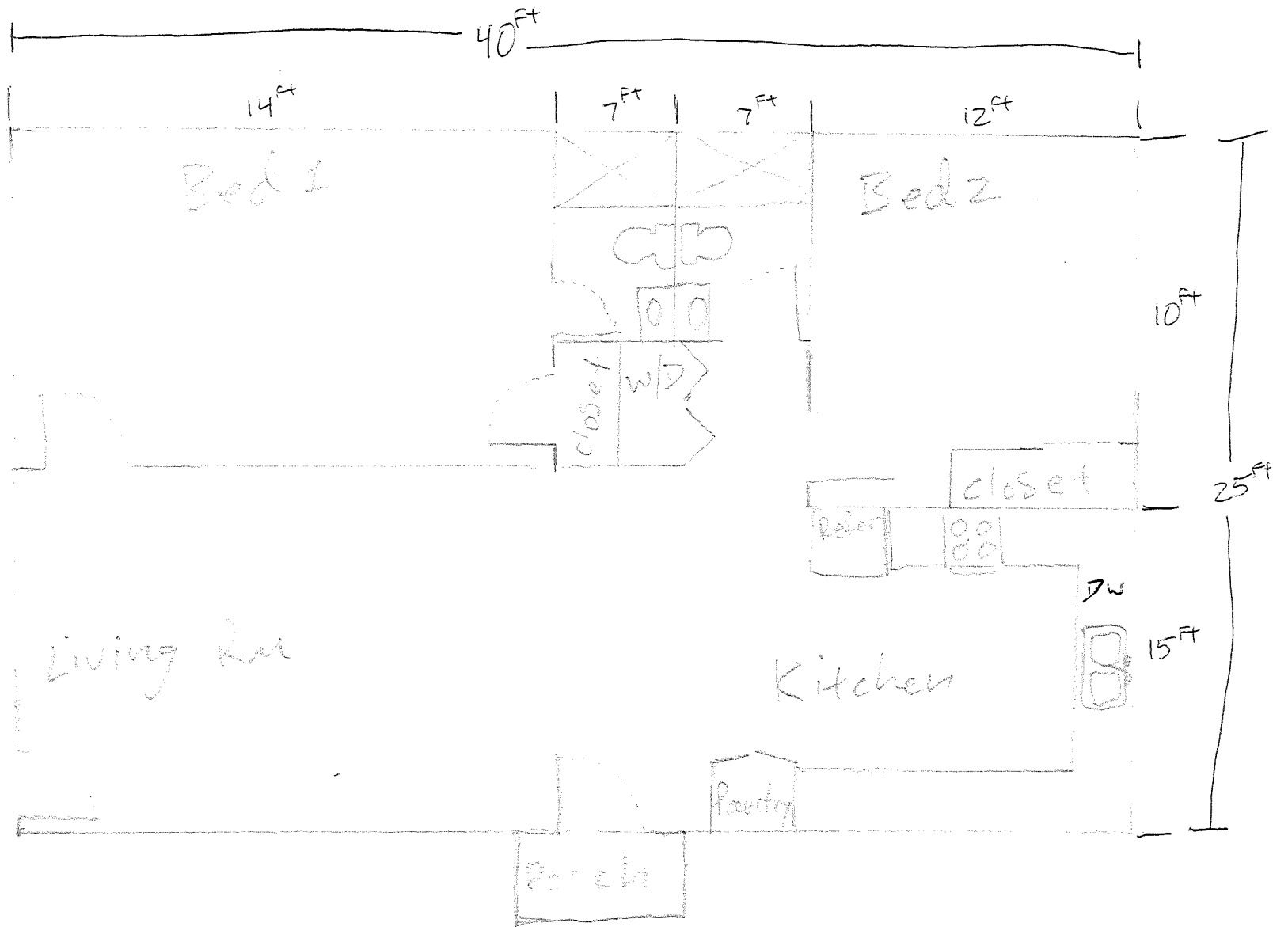
(b) The proposed use is necessary to help with the housing shortage in the valley and bring a quality rental into the market.

(c) I will be adding a third unit to a property that already has a duplex on it. The surrounding housing is single family though there is a gas station to the SW corner of the property.

(d) The proposed use will not endanger the environment because I will add shrubs and grass and bring the surrounding property values up higher.

(e) Residential multi-unit is called out in the comp plan as a supporting use.

4- Imasking for a waiver of standard of 950^{ft} square feet from the 14,000 square feet needed for 3 dwelling units.



13TH STREET C





PLANNER'S STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

Date: 3/20/2026

Case File Number: CUP-26-3

Applicant:

Bennett Manley
804 11th Street
Lewiston, ID 83501

Property Owner:

Bennett Manley
804 11th Street
Lewiston, ID 83501

Site Location:

3537 13th Street C
Lewiston, ID 83501

Request/Proposal: The applicant requests Conditional Use Permit approval multifamily dwelling in the R2A zone, on a 13,050 square foot parcel, located at 3537 13th Street 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 three (3) dwelling units. Multifamily dwelling, meeting the standards of section 37-124.1 of Lewiston City Code (LCC) is allowed by Conditional Use Permit pursuant to LCC 37-36(8).

Subject Property and Surrounding Land Uses:

The subject property is 13,050 square foot parcel located at the corner of 13th Street C and Grelle Avenue. It currently contains a duplex. Surrounding uses to

CUP-26-3

the east are single family dwellings. To the north are single family dwelling and duplexes (duplexes are clustered at the corner of 13th Street C and Cedar Ave, one block north of the subject property). Uses to the west and south are single family dwellings transitioning to commercial uses on Thain (1 block west of the subject property).

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

Sec. 37-3. Definitions.

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

(Ord. No. 4108, § 2, 8-15-94)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (3) A rear yard shall be a minimum of twenty (20) feet.
(Ord. No. 4108, § 2, 8-15-94)

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

In an R-2A zone buildings shall not cover more than forty (40) percent of the lot.
(Ord. No. 4108, § 2, 8-15-94)

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

In an R-2A zone, no building shall exceed a height of thirty-five (35) feet.
(Ord. No. 4108, § 2, 8-15-94)

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

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

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

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

uses. 

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

- (1) More restrictive standards than generally required, such as increased lot or yard size, with limitations or increased parking space requirements;
- (2) Minimizing adverse impacts, such as limiting the number, size and location of signs and requiring screening, diking, fencing or landscaping;
- (3) Controlling the timing, sequence, and duration of development;

(4) Designating the exact location and nature of development and assuring that it is maintained properly;

(5) Requiring the provision of on-site or off-site public facilities.

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

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

(1) The proposed use (will/will not) result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) or, if so, that any anticipated nuisances will be appropriately mitigated.

(2) The proposed use (is/is not) a public necessity (and/but) (is/is not) justified by the applicant and deemed to be of benefit to the public.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) Property lines;

(2) Street address or legal description;

(3) Zoning of the property;

(4) Setbacks measured from the property lines;

(5) All building locations, size of buildings and overhangs;

(6) Driveways and parking spaces;

(7) Landscaping;

(8) The size, location and nature of the requested use;

(9) The location and size of all existing and proposed signs;

(10) Location of solid waste disposal and collection facilities;

(11) Other information, as directed by the community development department, necessary to fully explain and describe the nature of the request.

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

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

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

Comprehensive Plan:

The subject property is located in the Comprehensive Plan's Future Land Use Map designation of Neighborhood Commercial. Neighborhood Commercial areas provide low-mid intensity commercial services primarily for surrounding residents. More intense and larger scale businesses should be located at intersections of collectors and arterial roadways and should be less intense. These areas may also provide a transition from more intense commercial or industrial uses to less intense and smaller scale residential areas.

Suggested residential density range is 8+ dwelling units per acre with the following essential considerations:

Location: Commercial uses remain along the street frontage. Residential uses are located above or behind commercial uses when present.

Intensity: Provides transition in intensity from adjacent uses/zones and provides an appropriate transition in building use, type, and scale from surrounding uses.

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.

Compatibility: The present of residential would not possibly hinder future commercial uses on adjacent commercial areas. The proposed location is not within the proximity of industrial uses in areas identified for additional industrial uses in the future land use map.

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

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

LU.1 Accommodate future development and redevelopment

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

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

LU.2 Provide housing choices throughout Lewiston.

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

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

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

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

H.1. Increase housing quality and production.

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

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

H.2. Diversify housing options

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

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

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

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

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

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

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

Input From Other Departments/Agencies:

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

The Lewiston Fire Department provided no comments on the application.

Analysis:

The subject property is a 13,050 square foot lot, located on the corner of 13th Street C and Grelle Avenue. It currently contains a duplex. The applicant

proposed to add 1 additional dwelling unit on the east side of the existing duplex. The additional unit would be accessed by a driveway on Grelle Avenue. 13th Street C is a local road, while Grelle Avenue is a collector street. The subject property is located 1 block east of the intersection of Thain Road and Grelle Avenue. Thain Road is an arterial street. The neighborhood to the east is single family dwellings. The neighborhood to the north is mostly single family dwellings with a cluster of duplex dwellings 1 block to the north at the intersection of 13th St C and Cedar Avenue. Properties to the south are single family dwellings transitioning into commercial buildings as it reaches Thain Road. Properties to the west start with single family dwellings, again transitioning to commercial properties along Thain Road.

The applicant is asking for a waiver of 950 square feet from the required 14,000 square feet required by the Low Density Residential, R2A, Zone for three (3) dwelling units.

The Low Density Residential, R2A, Zone has a maximum lot coverage of 40%, which would be 5,220 square feet for the subject property. The existing duplex structure is approximately 2,400 square feet and the applicant proposes the third dwelling unit to be approximately 1,000 square feet in size. If developed as proposed, this would result in 3,400 square feet of buildings of 26% lot coverage.

As stated in the application, the applicant has confirmed with the Lewiston Orchards Irrigation District and the Central Orchards Sewer District that both entities are able to serve an additional dwelling unit with water and sewer services.

The subject property is located in the Comprehensive Plan's Future Land Use Map designation of Neighborhood Commercial, and residential multi-unit is listed as a supporting use in that designation. The Neighborhood Commercial designation calls for a density of 8+ units per acre when located on a collector or arterial roadway and for residential uses to be situated behind commercial uses. Grelle Avenue is a collector street and the subject property is located one block away from commercial uses that front Thain Road.

Relevant Criteria and Standards:

See attached reasoned statement worksheet.

Prepared By:

Katie Hollingshead, ACIP
(208) 746-1318, ext. 7261
khollingshead@cityoflewiston.org
P.O.Box 617
Lewiston, ID 83501

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 APRIL 08, 2026 PUBLIC HEARING ADVERTISED PREVIOUSLY
FOR THE MATTER BELOW HAS BEEN CANCELLED AND
RESCHEDULED FOR:**

Wednesday April 22, 2026 at 5:30 pm.

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

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

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

PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-3 BY BENNETT MANLEY (ACTION ITEM): The applicant requests Conditional Use Permit approval for Multifamily dwelling in the R2A zone, on a 13,050 square foot parcel, located at 3537 13th Street 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.

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Katie Hollingshead at the Community Development Department at khollingshead@cityoflewiston.org or (208) 746-1318, ext. 7261.

Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday April 21, 2026** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

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

Public Hearing notice publication date: Sunday April 5, 2026.

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

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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 07, 2026** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

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

Public Hearing notice publication date: Sunday March 22, 2026.

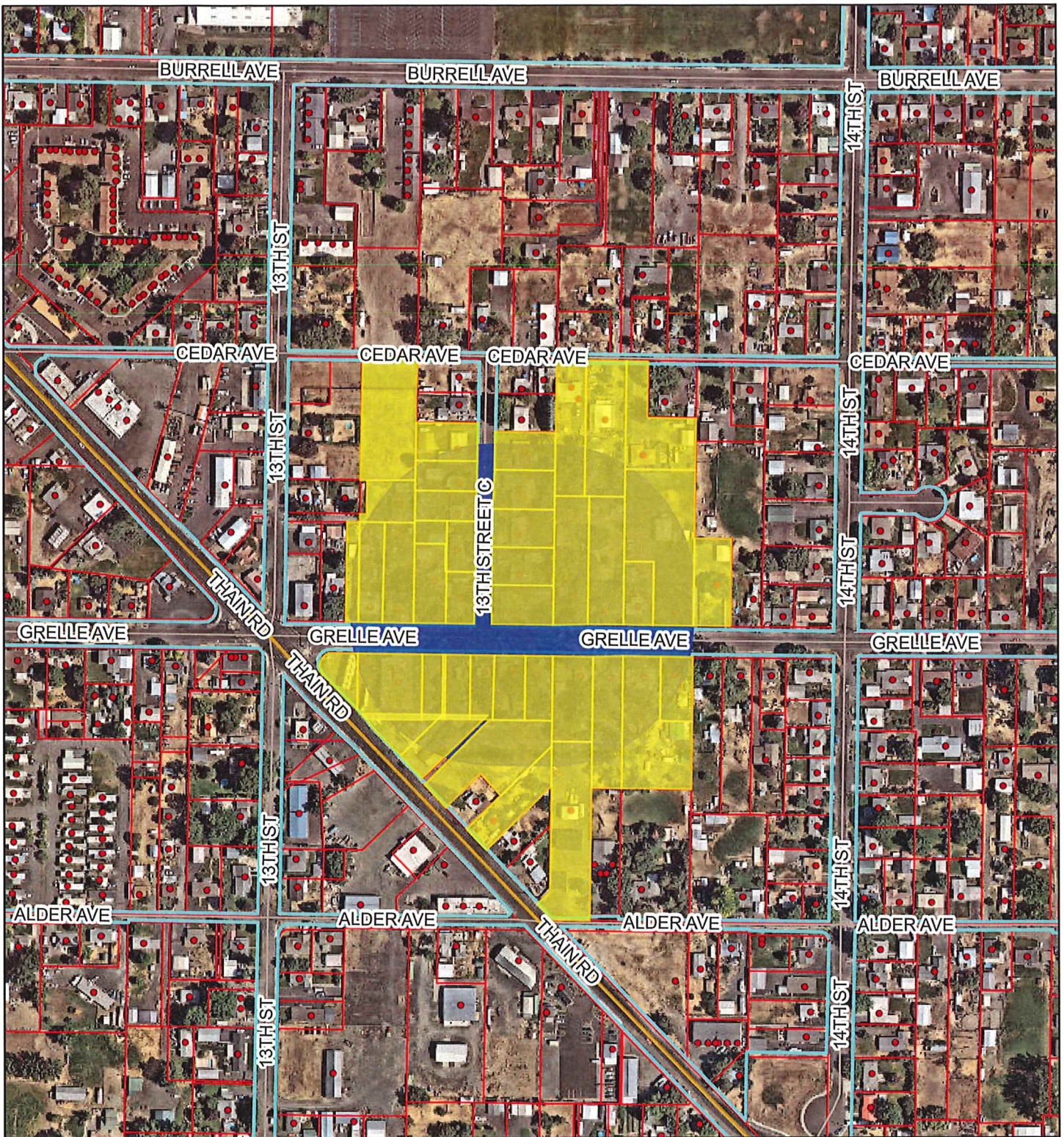
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OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP
ACHESON JESSE		1307 GRELLE AVE	LEWISTON	ID	83501
HOPKINS JOSEPH &	HOPKINS MANDY	907 AIRWAY AVE	LEWISTON	ID	83501
A-1 LEWISTON LLC		1310 GRELLE AVE	LEWISTON	ID	83501
WEATHERMON ALYSE	WEATHERMON ALYSE N	3532 13TH STREET C	LEWISTON	ID	83501
YOUNG LORRAINE M		1318 GRELLE AVE	LEWISTON	ID	83501
DELONG TINA L		621 THAIN RD	LEWISTON	ID	83501
LATHAM FAMILY TRUST	LATHAM KYLE D &	P O BOX 588	OROFINO	ID	83544
HOPKINS JOSEPH &	HOPKINS MANDY	907 AIRWAY AVE	LEWISTON	ID	83501
HOWELL LOGAN M &	HOWELL DUSTIN T	1331 GRELLE AVE	LEWISTON	ID	83501
PETRIE JON C &	RAMIL-APUAN RAYNETTE	1326 GRELLE AVE	LEWISTON	ID	83501
HALLETT MARSHALL		PO BOX 972	ASOTIN	WA	99402
GRIJALVA GAVIN &	GRIJALVA ALIVIA	1330 GRELLE AVE	LEWISTON	ID	83501
TAYLOR JOHN P &	TAYLOR LAURA L	3530 13TH STREET C	LEWISTON	ID	83501
MATTOX GARY E		1324 CEDAR AVE	LEWISTON	ID	83501
SOUTHER CHANTELLE		1322 CEDAR AVE UNIT A	LEWISTON	ID	83501
HOPKINS JOSEPH &	HOPKINS MANDY	907 AIRWAY AVE	LEWISTON	ID	83501
HINES DARLA R		3526 13TH STREET C	LEWISTON	ID	83501
ST CLAIR CASSIE &	WILLIAMSON ISAAC	1316 GRELLE AVE	LEWISTON	ID	83501
KNIGHT RANDEL &	KNIGHT RONDA	1327 GRELLE AVE	LEWISTON	ID	83501
KNIGHT RANDEL W &	KNIGHT RONDA L	1327 GRELLE AVE	LEWISTON	ID	83501
MCKINNEY AMBER		1328 GRELLE AVE	LEWISTON	ID	83501
EDWARDS KENNETH H &	EDWARDS ELIZABETH A	1303 GRELLE AVE	LEWISTON	ID	83501
HENRICHS TIMOTHY		3529 13TH STREET C	LEWISTON	ID	83501
PHILLIPS HEIDI A &	PHILLIPS LAYNE B	1320 GRELLE AVE	LEWISTON	ID	83501
LINDSEY MICHAEL		3534 13TH STREET C	LEWISTON	ID	83501
MANLEY BENNETT D &	MANLEY SOPHEE C	804 11TH ST	LEWISTON	ID	83501
SHEETS GORDON &	ENSUNSA VICKI	1322 GRELLE AVE	LEWISTON	ID	83501
A-1 LEWISTON LLC		1310 GRELLE AVE	LEWISTON	ID	83501
GRAYBILL JEFFREY K &	GRAYBILL LAURA A	3536 13TH STREET C	LEWISTON	ID	83501
BARNES ANDREW &	BARNES BREIANNE	3527 13TH STREET C	LEWISTON	ID	83501
MELICK AARON J &	MELICK JODI	1321 GRELLE AVE	LEWISTON	ID	83501
SHAWVER TERRY &	SHAWVER TERRIE	1326 CEDAR AVE	LEWISTON	ID	83501














MCWHORTER-TATE SIERRA SUMMER		1323 GRELE AVE	LEWISTON	ID	83501
BRANDT JOHN W IV		3533 13TH STREET C	LEWISTON	ID	83501
NANNINGA CLIFFORD JOHN		1311 GRELE AVE	LEWISTON	ID	83501
MUNRO TIMOTHY L &	MUNRO LINDA M	3525 13TH ST	LEWISTON	ID	83501
LINDSEY MICHAEL		3534 13TH STREET C	LEWISTON	ID	83501
EDWARDS KENNETH H &	EDWARDS ELIZABETH A	1303 GRELE AVE	LEWISTON	ID	83501
COONS CARL E SR &	PIERCE JOANIE R	3535 13TH STREET C	LEWISTON	ID	83501
A-1 LEWISTON LLC		1310 GRELE AVE	LEWISTON	ID	83501
HOPKINS JOSEPH &	HOPKINS MANDY	907 AIRWAY AVE	LEWISTON	ID	83501
HOPKINS JOSEPH &	HOPKINS MANDY	1513 DISCOVERY DR	LEWISTON	ID	83501

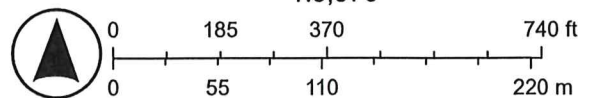
City of Lewiston



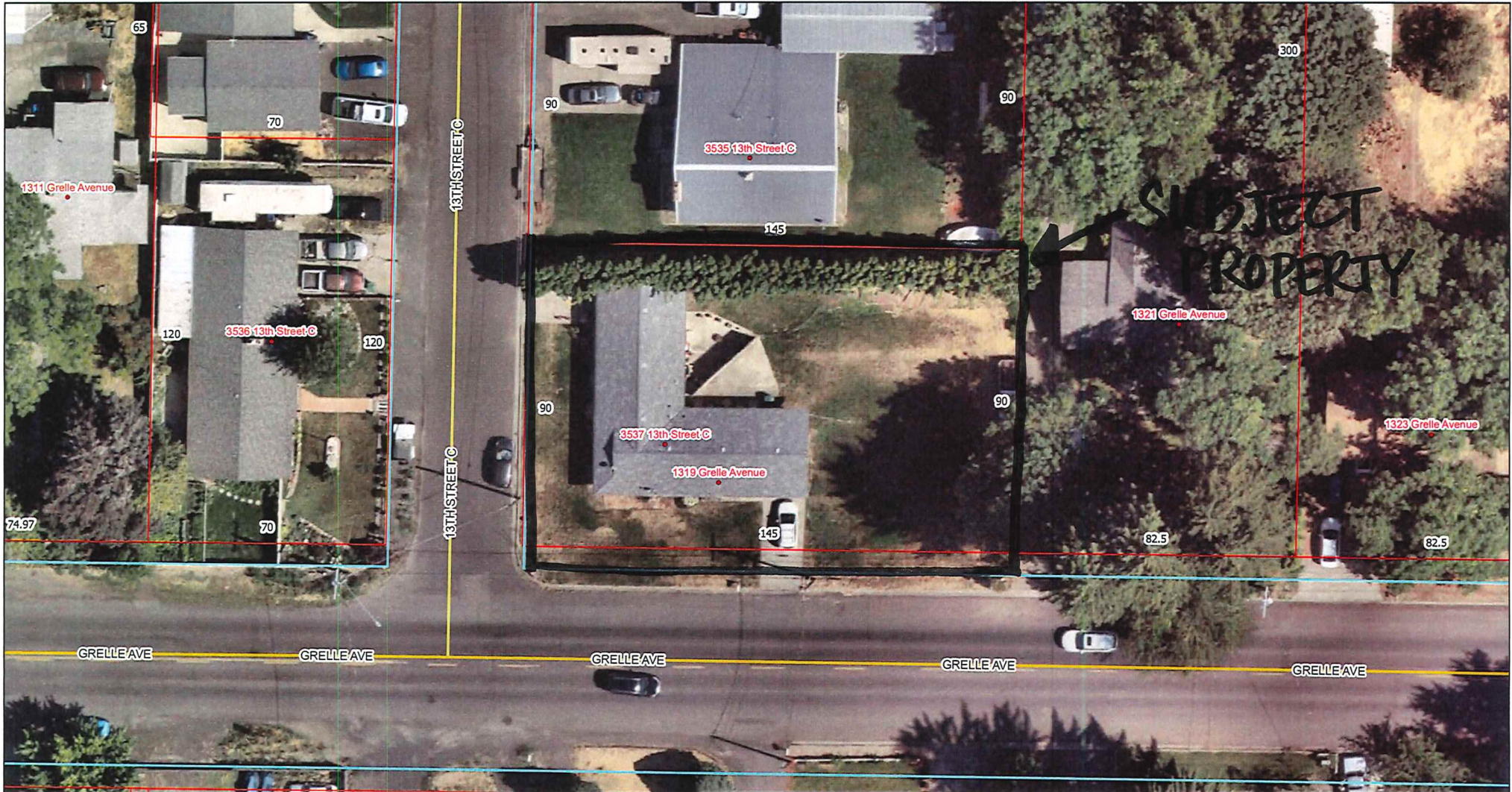
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|  RURAL MAJOR COLLECTOR |  Address |
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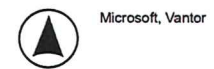
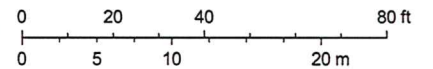
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- RURAL MAJOR COLLECTOR

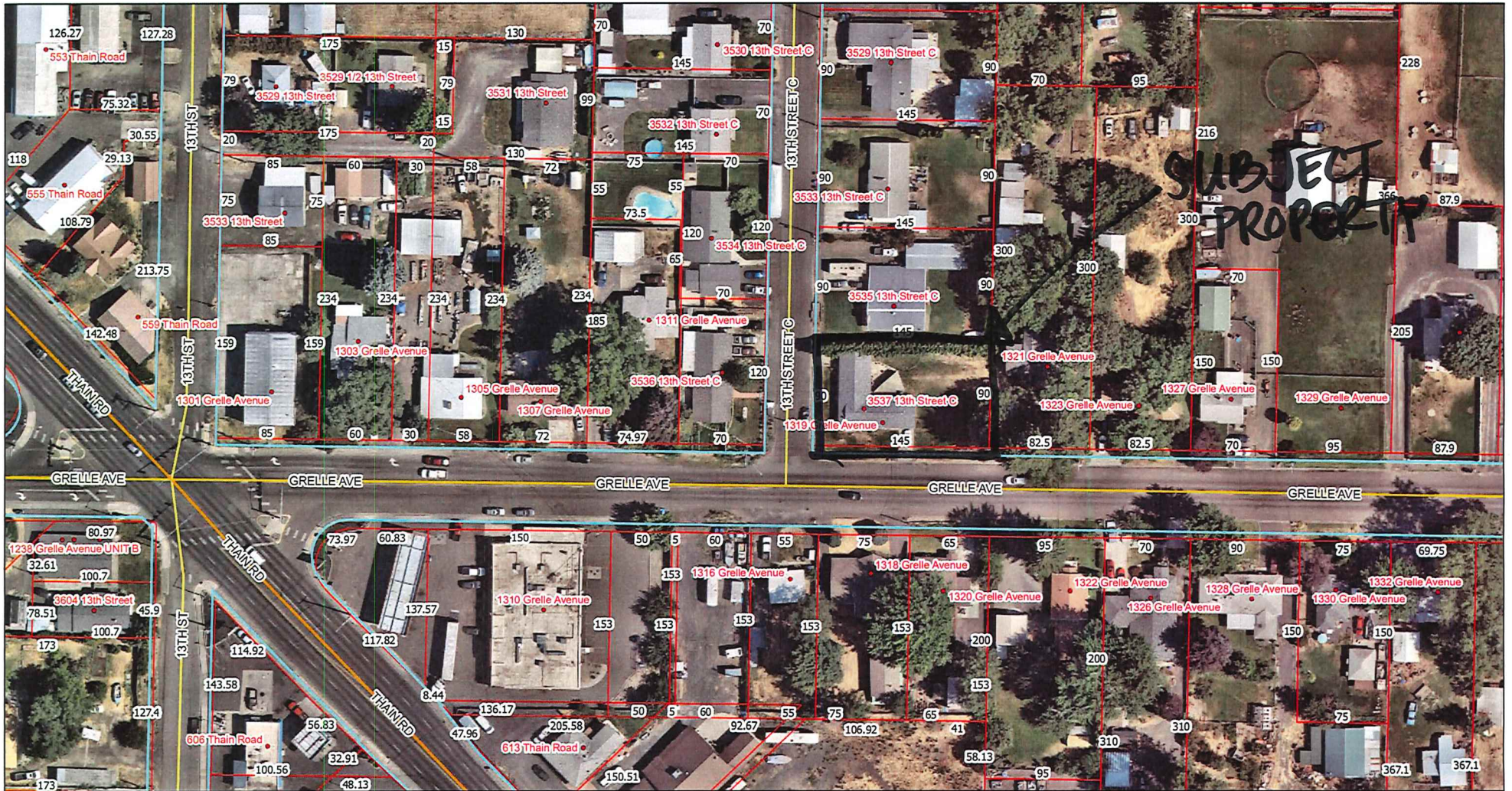
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- Area City Impact
- ROW

- Local
- Collector
- Arterial
- Unpaved Residential Alley

- Paved Residential Alley
- Paved Business District Alley
- Alley
- Minor Arterial

- Residential Collector
- Address
- adSites
- Parcel Annotation





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Primary Street Reference

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- RURAL MAJOR COLLECTOR

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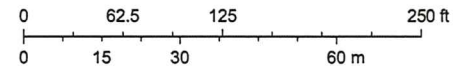
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Address

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Parcel Annotation

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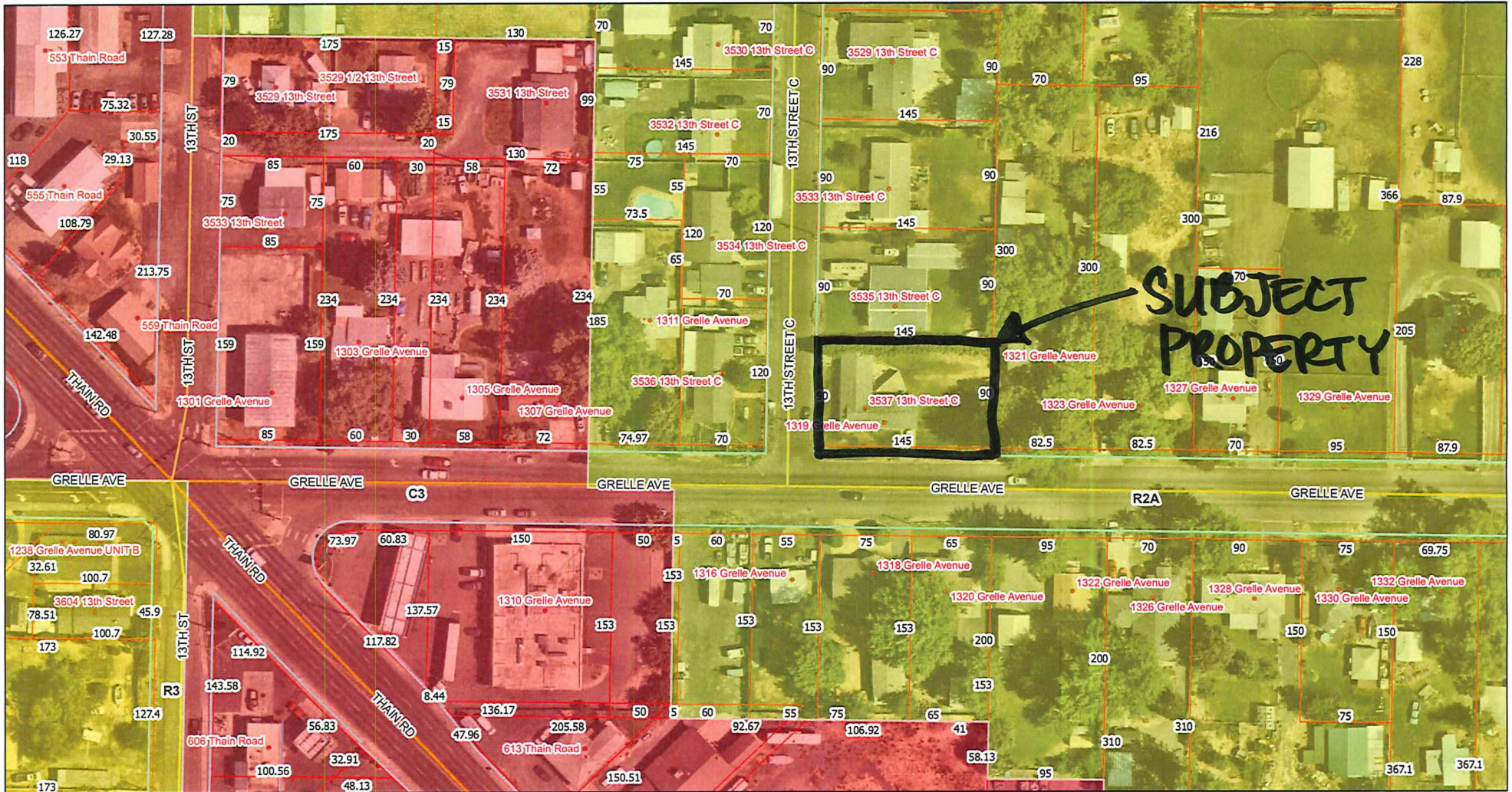


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ZONING MAP

City of Lewiston

CUP-26-3



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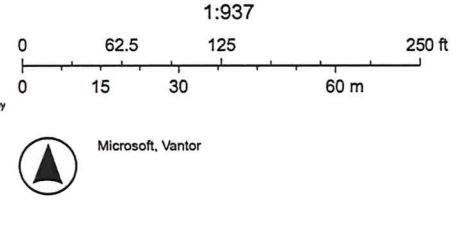
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 - Area City Impact
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 - AIA - TRAFFIC PATTERN OVERLAY ZONE

- AIA - AIRPORT LATERAL SAFETY OVERLAY ZONE
- AIA - AIRPORT INNER CRITICAL OVERLAY ZONE
- AIA - RUNWAY PROTECTION OVERLAY ZONE
- AIA - AIRPORT OUTER CRITICAL OVERLAY ZONE
- AIA - AIRPORT INNER CRITICAL
- AIA - AIRPORT OUTER CRITICAL
- AIA - AIRPORT LATERAL SAFETY
- AIA - AIRPORT TRAFFIC PATTERN
- PD - PLANNED UNIT DEVELOPMENT
- F2 - AGRICULTURAL TRANSITION
- R1 - SUBURBAN RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL
- R2A - LOW DENSITY RESIDENTIAL (LIVESTOCK)
- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 - HIGHER DENSITY RESIDENTIAL
- C1 - LOCAL COMMERCIAL
- C2 - TOURIST COMMERCIAL
- C3 - COMMUNITY COMMERCIAL
- C4 - GENERAL COMMERCIAL
- C5 - CENTRAL COMMERCIAL

- C6 - REGIONAL COMMERCIAL
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- A - AIRPORT
- P - PORT
- BASPAA - BRYDEN AVE SPECIAL PLANNING AREA A
- BASPAB - BRYDEN AVE SPECIAL PLANNING AREA B
- FIB - FORM & IMPACT BASED
- MXD-NL - N LEWISTON MIXED USE DEVELOPMENT
- NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE A

- NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE B
- NHML - ZONE NHML = NORMAL HILL MIXED USE
- NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE
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- Other
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- Local
- Collector

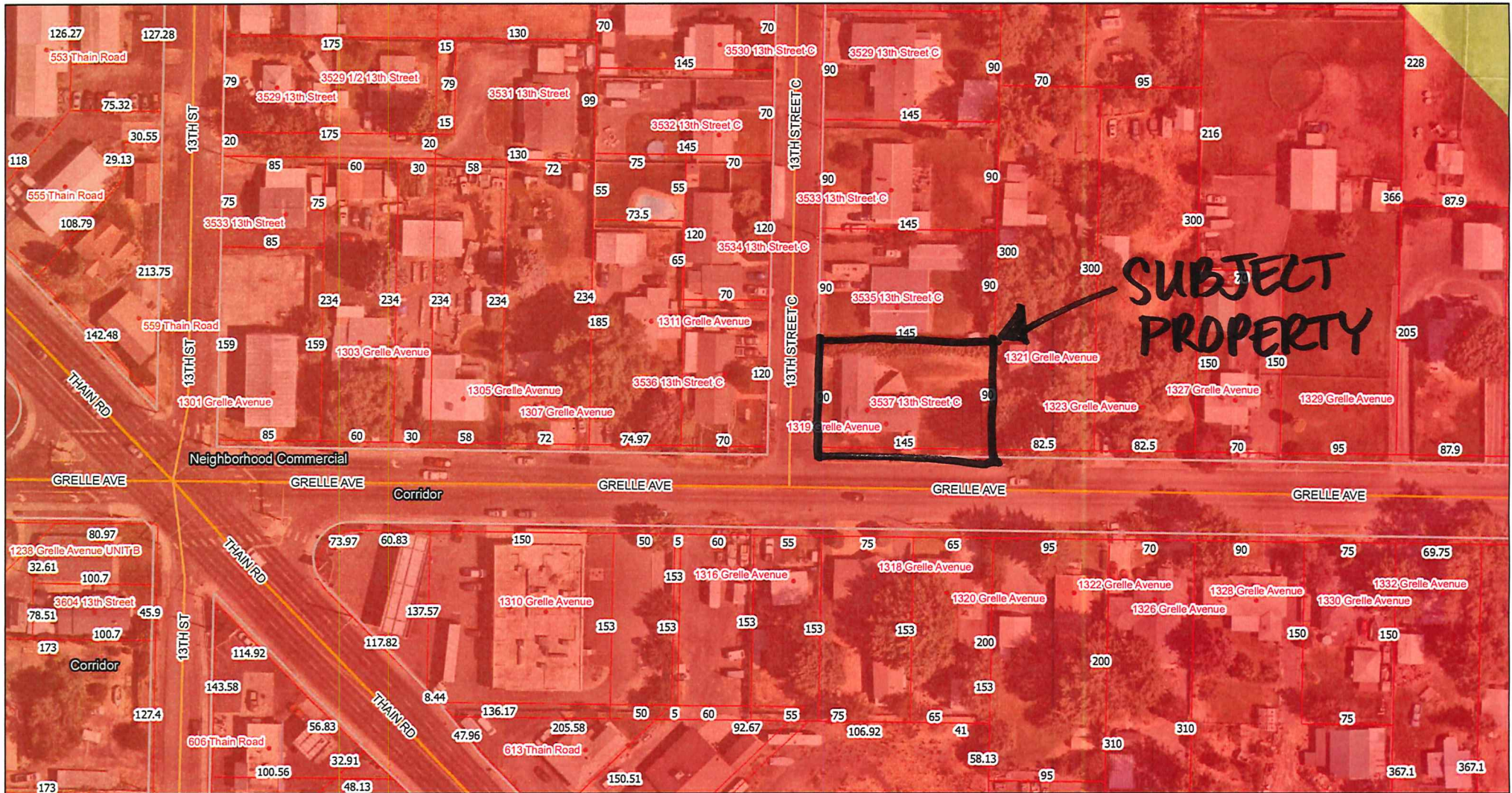
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- Address Sites
- Parcel Annotation



FUTURE LAND USE MAP

City of Lewiston

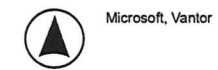
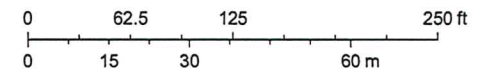
CUP-26-3



4/13/2026, 11:21:06 AM

Primary Street Reference	Parks	Downtown	21st_right	Street	Minor Arterial
URBAN PRINCIPAL ARTERIAL	FutureLandUseDesignation	Community Residential	21st_left	Local	Residential Collector
URBAN MINOR ARTERIAL	Normal Hill Special Planning Area	Neighborhood Residential	South of Main Transition	Collector	Address
URBAN COLLECTOR	Corridor	Open Space	North Lewiston_gradient	Arterial	adSites
RURAL MAJOR COLLECTOR	Gradient	AOI Non-Residential	Special_Commercial	Unpaved Residential Alley	Parcel Annotation
<all other values>	Community Commercial	AOI Residential	Other	Paved Residential Alley	
City Limit	Neighborhood Commercial	Special Use	ROW	Paved Business District Alley	
Area City Impact	Industrial			Alley	

1:937



**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR GRANTING OR DENIAL OF CONDITIONAL USE PERMIT**

This document shall serve as memorialization of the rationale for the granting or denial of a Conditional Use Permit, which shall be based upon relevant criteria and standards, including the Lewiston Comprehensive Plan, Lewiston City Code, and Idaho Code. *See* I.C. § 67-6535.

I. APPLICATION NUMBER:

CUP-26-3

II. APPLICANT'S NAME AND ADDRESS:

Bennett Manley
804 11th Street
Lewiston, ID 83501

III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:

3537 13th Street C
Lewiston, ID 83501

IV. DATE OF PUBLIC HEARING:

April 22, 2026

V. NAME OF HEARING BODY:

Lewiston Planning and Zoning Commission

VI. NATURE OF SUBJECT CONDITIONAL USE PERMIT APPLICATION:

The applicant requests Conditional Use Permit approval for a multifamily dwelling in the Low Density Residential, R2A, Zone, on a 13,050 square foot parcel, located at 3537 13th Street C. The applicant is requesting approval to add a third (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 three (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.

VII. DECISION:

The Lewiston Planning and Zoning Commission [APPROVES/DENIES] XXX.

VIII. CONDITIONS OF APPROVAL:

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

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XXX.

IX. TERMINATION OF CONDITIONAL USE PERMIT:

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

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

X. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

XI. RELEVANT CRITERIA AND STANDARDS:

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

1. The proposed use **(will/will not)** result in conditions that will tend to generate nuisances (such as noise, dust, glare, vibrations, and odors) or, if so, any anticipated nuisances will be appropriately mitigated. Applicable commentary:
2. The proposed use **(is/is not)** a public necessity **(and/but)** **(is/is not)** justified by the applicant and deemed to be of benefit to the public. Applicable commentary:
3. The character of the proposed use, if developed according to the plan as submitted, **(will/will not)** be in harmony with the area in which it is to be located. Applicable commentary:
4. The proposed use **(will/will not)** endanger the environment or the public health or safety. Applicable commentary:
5. The proposed use **(will/will not)** be in substantial conformance with the Comprehensive Plan. Applicable commentary:

6. Pursuant to Idaho Code § 67-6512, the conditional use permit may be granted subject to the ability of political subdivisions, including school districts, to provide services for the proposed use. Applicable commentary:

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

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

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

NOTICE TO APPLICANT AND AFFECTED PERSONS: An applicant or affected person may file a written request for reconsideration with the City Clerk to request that the Planning and Zoning Commission reconsider its final decision within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14th) day after the Planning and Zoning Commission has adopted this Reasoned Statement of Relevant Criteria and Standards. The written request for reconsideration shall include, at a minimum, the following information: (i) the name and address of the applicant or affected person requesting reconsideration, (ii) the specific deficiencies in the decision for which reconsideration is sought, and (iii) a description of any procedural injury or substantial harm to real property interest(s) suffered as a result of the decision, all in accordance with Lewiston City Code § 37-185(b)(1). A form may be obtained from the City Clerk. A request for reconsideration shall be a mandatory exhaustion of an applicant or affected person's administrative remedies prior to the filing of an appeal of the Planning and Zoning Commission's decision to the City Council.

Within fourteen (14) calendar days after the Planning and Zoning Commission has adopted its written decision on reconsideration, an applicant or affected person may file with the City Clerk a written notice of appeal to the City Council, in accordance with Lewiston City Code § 37-185(c). A form may be obtained from the City Clerk. The written notice of appeal shall include, at a minimum, the following information: (1) the name and address of the applicant or affected person, (ii) identification of the section(s) of the Lewiston City Code or applicable state or federal law(s) that has been incorrectly applied or violated and a description of how they have been incorrectly applied or violated, and (iii) a description of the real or potential prejudice to a substantial right of the applicant or affected person. The fee required by Lewiston City Code § 37-188 shall be deposited with the City Clerk within the fourteen (14)-day period. If an appeal is not filed and/or the fee required by Lewiston City Code § 37-188 is not deposited within the fourteen (14)-day period, then the decision of the Planning and Zoning Commission shall be final.

Every final decision rendered shall provide or be accompanied by notice to the applicant regarding the applicant's right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. The mailing

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of a signed and dated copy of this Reasoned Statement of Relevant Criteria and Standards by the City to the applicant shall constitute compliance with such notice requirement. An applicant denied an application or an affected person aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance, as described above, seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

By: _____
Signature of Planning and Zoning Commission Chair or Vice Chair or Acting Chair

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Office Supervisor