



Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
May 13, 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 22, 2026 MEETING MINUTES (ACTION ITEM)

B. CONSIDERING APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-3 BY BENNETT MANLEY (ACTION ITEM)

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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 ()

C. INITIATION OF ZONING CODE AMENDMENT, ZA-03-26 (ACTION ITEM)

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The Planning and Zoning Commission will consider initiating Zoning Code amendments to amend the definitions of “dwelling, multifamily,” “dwelling, two-family” and “class A manufactured home” to comply with 2026 Idaho Legislative Session House Bill 800.

- Action Item ()

D. INITIATION OF ZONING CODE AMENDMENT, ZA-04-26 (ACTION ITEM)

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The Planning and Zoning Commission will consider initiating Zoning Code amendments to the provisions relating to accessory apartments to comply with 2026 Idaho Legislative Session Senate Bill 1354.

- Action Item ()

E. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR SIGN WAIVER APPLICATION V-26-1 BY ZACK CHRISTENSEN OF WALKER'S FURNITURE AT 815 MAIN STREET (ACTION ITEM):

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The applicant requests a waiver from the total square footage of signage allowed in the West End Historic District (64 square feet) as stated in Lewiston City Code Section 30-18. The applicant is requesting approximately 365.8 square feet of signage to include three (3) wall signs, one (1) projecting sign and one (1) electronic message center. The Planning and Zoning Commission may authorize waivers from the requirements of Chapter 30, Sign Code subject to the conditions outlined in Lewiston City Code Section 30-23.

- Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A.

SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF MAY 27, 2026 (REASONED STATEMENT FOR A SIGN EXCEPTION, PUBLIC HEARING ON UPZONE PHASE 1).

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.