



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)

:

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)

:

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):**

:

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.

April 22, 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; Emily Wolf, Vice Chair; Shaunita Cable; Kyle Harris; Cynthia Ball

COMMISSIONERS EXCUSED: Zach Battles; Maureen Anderson;

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

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

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

Commissioner Ball and Chair Iacoboni moved and seconded, respectively, approval of the April 08, 2026 as written. The motion carried 5-0.

B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS APPROVING ZONE CHANGE PERMIT APPLICATION ZNC-26-1 BY JOE GRECO OF GRECO LAND DEVELOPMENT LLC (ACTION ITEM):

Chair Iacoboni and Commissioner Cable moved and seconded, respectively, to approve the Reasoned Statement for ZNC-26-1 as written. The motion carried 5-0.

C. PUBLIC HEARING ON ZONING CODE AMENDMENT ZA-02-26, LANDSCAPING PROVISIONS (ACTION ITEM):

Chair Iacoboni explained the public hearing process, opened the public hearing, and asked staff for a presentation.

Staff Plaskon gave a verbal presentation on the changes made to this section of code.

Commissioners and staff discussed the reasons why this section was denied when it was first sent to the City Council.

Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioners Ball and Wolf moved and seconded, respectively, to recommend approval of ZA-02-26 to City Council. The motion carried 5-0.

D. PUBLIC HEARING AND DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-3 BY BENNETT MANLEY (ACTION ITEM):

Chair Iacoboni explained the public hearing process, opened the public hearing, and asked for a staff presentation.

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

Commissioners asked clarifying questions regarding the size of the lot and setbacks.

Staff Tengono stated that the property records identify a co-owner, Sophie Manley, and their signature will be required on the application as a contingency.

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

Applicant Bennett Manley stated that he is available for any questions that the commission might have.

Commissioner Ball asked if there would need to be additional access for the third unit.

Applicant Manley stated there is already an access point into the yard and hopes to use this for the third unit.

Commissioner Harris asked if the applicant had spoken to his neighbors and how they felt about this.

Applicant Manley stated that he has, and they are okay with this.

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

After deliberation and discussion, Commissioners Ball and Wolf moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving CUP-26-3 and approval of the 950 square foot waiver with the contingency of the second signature. The motion carried 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the May 13, 2026, meeting.

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

V. ADJOURN

There being no further business, Commissioner Harris and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 6:22 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 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:**
CUP26-3

- II. **APPLICANT’S NAME AND ADDRESS:**
Bennett D. Manley and Sophee C. 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, R-2A, 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 950 square feet from the standard 14,000 square feet required for three (3) dwelling units in Lewiston City Code § 37-37(3). A 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 **conditionally APPROVES CUP26-3, including the associated waiver of 950 square feet from the standard 14,000 square feet required for 3 dwelling units in Lewiston City Code § 37-37(3) .**

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:

Property co-owner Sophee C. Manley must sign the CUP application. This condition was satisfied on April 23, 2026.

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: None. There was no public comment in opposition to this application.

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 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:

The subject property is a 13,050 square foot parcel located at the corner of 13th Street C and Grelle Avenue. It currently contains a duplex. Surrounding uses to the east are single family dwellings. To the north are single family dwellings and duplexes (duplexes are clustered at the corner of 13th Street C and Cedar Avenue, one block north of the subject property). Uses to the west and south are single family dwellings transitioning to commercial uses on Thain Road (1 block west of the subject property).

The applicant, Bennett D. Manley, testified that he considered fencing this space on the subject property to allow tenants to have animals, but felt that a third dwelling unit would be less disruptive than this.

The Commission discussed the scale of construction (one additional unit) as minimal and noted the lack of testimony from adjacent property owners as support that the proposed third dwelling unit would not result in nuisances. The Commission discussed the noise and odors that are caused by animals and agreed that the proposed third dwelling unit would be less disruptive than other potential uses of the property that are allowed by right. Ultimately, the Commission did not find that the applicant's proposed use would create any identifiable nuisances.

2. The proposed use **is** a public necessity **and is** justified by the applicant and deemed to be of benefit to the public. Applicable commentary:

The subject property is a 13,050 square foot parcel located at the corner of 13th Street C and Grelle Avenue. It currently contains a duplex. Surrounding uses to the east are single family dwellings. To the north are single family dwellings and duplexes (duplexes are clustered at the corner of 13th Street C and Cedar Avenue, 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).

The applicant testified, and included in his application, that he intends to build an 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 one block east of the intersection of Thain Road and Grelle Avenue. Thain Road is an arterial street. The applicant also indicated Avista, the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District are able and willing to serve the additional dwelling unit with electrical, water, and sewer services.

In approving with the above statement, the Commission relied on testimony from the applicant and the staff report regarding the current use of the property as a duplex that was rented out and that adding a third rental unit to the property would provide another single family housing unit in an area that is in need of additional housing. The Commission discussed the size of the proposed rental unit (1,000 square feet) and agreed that it was an appropriate size for the neighborhood and would be compatible with the surrounding properties in terms of size.

3. The character of the proposed use, if developed according to the plan as submitted, **will** be in harmony with the area in which it is to be located. Applicable commentary:

The subject property is located in the Low Density Residential, R-2A, Zoning district. 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 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 Road (1 block west of the subject property).

The neighborhood to the north is mostly 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 Low Density Residential, R-2A, 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 building, which is 26% lot coverage.

The subject property is located in the Comprehensive Plan's Future Land Use Map designation area of Neighborhood Commercial, and residential multi-unit is listed as a support 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.

The Commission relied on information provided in the staff report, as well as testimony from staff, regarding the size of the proposed third dwelling unit, as well as the required setbacks and total lot coverage allowed in the R-2A zone, to support that the size of the proposed third dwelling was appropriate for the neighborhood and would be compatible with the surrounding properties. The Commission also noted that photos shown during the staff presentation showed mature landscaping, specifically tall bushes, between the subject property and the two adjacent properties, which provided a buffer between the subject property and the neighbors. The Commission also relied on a lack of testimony from any adjacent property owners regarding the applicants proposal as support that there was no objections or concerns regarding the compatibility with the existing neighborhood.

4. The proposed use **will not** endanger the environment or the public health or safety. Applicable commentary:

The applicant testified, and included in his application, that he intends to build an 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 one block east of the intersection of Thain Road and Grelle Avenue. Thain Road is an arterial street. The applicant also indicated Avista, the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District are able and willing to serve the additional dwelling unit with electrical, water, and sewer services.

Commissioner Harris noted that there already appeared to be curbing installed on the subject property. The Commission relied on a lack of public testimony and statements in the staff report that the subject property was currently served by the Lewiston Orchards Irrigation District for water and the Central Orchards Sewer District for sewer and that those services would be extended to the proposed third dwelling unit.

5. The proposed use **will** be in substantial conformance with the Comprehensive Plan. Applicable commentary:

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

The Commission noted that the following "Goals, Objectives and Actions" from the Comprehensive Plan that may be applicable to this application included:

- 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.
 - H.2.3.2 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.

The Commission noted the lack of opposition to the application to demonstrate that others in the neighborhood also likely did not believe the application did not fit within the neighborhood.

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:

The applicant indicated that he has contacted Avista, the Lewiston Orchards Irrigation District and the Central Orchards Sewer District, all of whom have confirmed their ability to provide public utility services to the subject property. The Commission received information from the Assistant City Planner that additional political subdivisions were notified of the application and solicited for comment, and that none provided any comment. No objections were received regarding the application from any of the political subdivision receiving notice. The Commission relied on this lack of testimony from political subdivisions that the proposed used would not adversely impact their ability to provide services.

7. 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 determined that there was no credible information to indicate that the proposed conditional use 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: 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

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

ZA-03-26, Amending the definition "dwelling, multifamily" and the definition of "Class A manufactured home" to comply with House Bill 800

Sec. 37-3. Definitions.

As used in this chapter:

Dwelling, multifamily means a building, including a multidwelling unit manufactured home, containing more than two (2) dwelling units and that is constructed after June 15, 1976 in accordance with the HUD manufactured home construction and safety standards, containing three (3) or more dwelling units; or more than one (1) detached single-family dwelling on one (1) lot; or more than one (1) two-family dwelling on one (1) lot; or any combination thereof, excluding one (1) single-family dwelling with an accessory apartment.

Dwelling, two-family means a detached building, including a multidwelling manufactured home containing two (2) dwelling units and that is constructed after June 15, 1976 in accordance with the HUD manufactured home construction and safety standards, on a single lot containing two (2) dwelling units.

Manufactured home means a structure, constructed after June 15, 1976, in accordance with the HUD manufactured home construction and safety standards, and is transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length, or when erected on site is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under 42 U.S.C. Sections 5401 et seq.

Class A manufactured home means a manufactured home meeting the following standards:

(1) Constructed after June 15, 1976, and certified as meeting the manufactured home construction and safety standards of the Department of Housing and Urban Development;

(2) Shall be multi-sectional and enclose a space of not less than ~~one thousand (1,000)~~ eight hundred (800) square feet;

(3) Roof pitch shall be not less than a three-foot rise for each twelve (12) feet of horizontal run (3:12) and roof shall have minimum six-inch eave or eave and gutter;

(4) Has roofing materials which are generally acceptable for site-built housing. Any roofing material may be used provided it has the appearance of a nonmetallic shingle, shake or tile roof;

(5) Has siding material which has the appearance of wood, masonry or horizontal metal siding. Reflection from horizontal metal siding shall be no greater than that from siding coated with white gloss enamel;

(6) The manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the home is located not more than twelve (12) inches above grade;

(7) Hitch or tongue of manufactured home shall be removed.

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 800

BY WAYS AND MEANS COMMITTEE

AN ACT

1 RELATING TO MANUFACTURED HOMES; AMENDING SECTION 39-4105, IDAHO CODE, TO RE-
2 VISE A DEFINITION AND TO MAKE TECHNICAL CORRECTIONS; AMENDING SECTION
3 67-6509A, IDAHO CODE, TO REVISE PROVISIONS REGARDING SITING OF MANUFAC-
4 TURED HOMES IN RESIDENTIAL AREAS; AND DECLARING AN EMERGENCY AND PRO-
5 VIDING AN EFFECTIVE DATE.
6

7 Be It Enacted by the Legislature of the State of Idaho:

8 SECTION 1. That Section 39-4105, Idaho Code, be, and the same is hereby
9 amended to read as follows:

10 39-4105. DEFINITIONS. As used in this chapter, the terms defined in
11 this section shall have the following meanings, unless the context clearly
12 indicates another meaning. Where terms are not defined in this chap-
13 ter and are defined in the currently adopted ~~International Building Code~~
14 international building code published by the ~~International Code Council~~
15 international code council, such terms shall have the meanings ascribed to
16 them in that code:

17 (1) "Administrator" means the administrator of the division of occupa-
18 tional and professional licenses for the state of Idaho.

19 (2) "Board" means the Idaho building code board, herein created.

20 (3) "Building inspector" means a person who inspects buildings or
21 structures for compliance with the provisions of this chapter.

22 (4) "Construction" means the erection, fabrication, reconstruction,
23 demolition, alteration, conversion, or repair of a building or the installa-
24 tion of equipment therein normally a part of the structure.

25 (5) "Division" means the state of Idaho division of occupational and
26 professional licenses.

27 (6) "~~International Fire Code~~ fire code" means the ~~International Fire~~
28 Code international fire code as published by the ~~International Code Council~~
29 international code council.

30 (7) "Local government" means any city or county of this state.

31 (8) "Manufactured home" means a structure, constructed after June 15,
32 1976, in accordance with the HUD manufactured home construction and safety
33 standards, and is transportable in one (1) or more sections, ~~which that~~, in
34 the traveling mode, is eight (8) body feet or more in width or is forty (40)
35 body feet or more in length, or when erected on site, is three hundred twenty
36 (320) or more square feet, and ~~which that~~ is built on a permanent chassis
37 and designed to be used as a dwelling with or without a permanent founda-
38 tion when connected to the required utilities, and includes the plumbing,
39 heating, air conditioning, and electrical systems contained therein, ex-
40 cept that such term shall include any structure ~~which that~~ meets all the re-
41 quirements of this subsection except the size requirements and with respect
42 to which the manufacturer voluntarily files a certification required by the

1 secretary of housing and urban development and complies with the standards
 2 established under 42 U.S.C. 5401 et seq. Manufactured homes include multidwelling unit manufactured homes that are constructed in accordance with the
 3 HUD manufactured home construction and safety standards.

4
 5 (9) "Mobile home" means a factory-assembled structure or structures
 6 generally constructed prior to June 15, 1976, and equipped with the neces-
 7 sary service connections and made so as to be readily movable as a unit or
 8 units on their own running gear and designed to be used as a dwelling unit or
 9 units with or without a permanent foundation.

10 (10) "Telecommunications facilities" means all wires, cables, equip-
 11 ment, apparatus or other installations necessary to furnish service, by
 12 which there is accomplished or may be accomplished the sending or receiving
 13 of information, data, message writing signs, signals, pictures, and sounds
 14 of all kinds, by aid of such wires, cables, equipment, apparatus or other
 15 installations, but shall not include the habitable structure in which such
 16 telecommunications facilities are housed.

17 SECTION 2. That Section 67-6509A, Idaho Code, be, and the same is hereby
 18 amended to read as follows:

19 67-6509A. SITING OF MANUFACTURED HOMES IN RESIDENTIAL AREAS -- PLAN
 20 TO BE AMENDED. (1) By resolution or ordinance adopted, amended, or repealed
 21 in accordance with the notice and hearing procedures provided under section
 22 67-6509, Idaho Code, each governing board shall amend its comprehensive plan
 23 and land use regulations for all land zoned for single-family residential
 24 uses, except for lands falling within an area defined as a historic district
 25 under section 67-4607, Idaho Code, to allow for siting of manufactured homes
 26 as defined in section 39-4105, Idaho Code. For purposes of siting, a manu-
 27 factured home consisting of a single dwelling unit may be sited on lots where
 28 single-family dwellings are allowed. A multidwelling unit manufactured
 29 home may be sited only in areas where multifamily dwellings are allowed.

30 (2) Manufactured homes on individual lots zoned for single-family res-
 31 idential uses as provided in subsection (1) of this section shall be in ad-
 32 dition to manufactured homes on lots within designated mobile home parks or
 33 manufactured home subdivisions.

34 (3) This section shall not be construed as abrogating a recorded re-
 35 strictive covenant.

36 (4) A governing board may adopt any or all of the following placement
 37 standards, or any less restrictive standards, for the approval of manufac-
 38 tured homes located outside mobile home parks:

39 (a) The manufactured home shall be either a single section or
 40 multisectional and shall enclose a space of not less than one thousand
 41 (1,000) square feet at least four hundred (400) square feet for a single
 42 section or eight hundred (800) square feet for a multisectional manu-
 43 factured home;

44 (b) The manufactured home shall be placed on an excavated and back-
 45 filled foundation and enclosed at the perimeter such that the home is
 46 located not more than twelve (12) inches above grade, except when placed
 47 on a basement foundation;

1 (c) The manufactured home shall have a pitched roof, except that no
2 standards shall require a slope of greater than a nominal three (3) feet
3 in height for each twelve (12) feet in width;

4 (d) The manufactured home shall have exterior siding and roofing which
5 in color, material, and appearance is similar to the exterior siding and
6 roofing material commonly used on residential dwellings within the com-
7 munity or which is comparable to the predominant materials used on sur-
8 rounding dwellings as determined by the local permit approval author-
9 ity;

10 (e) The manufactured home shall have a garage or carport constructed of
11 like materials if zoning ordinances would require a newly constructed
12 nonmanufactured home to have a garage or carport;

13 (f) In addition to the provisions of paragraphs (a) through (e) of this
14 subsection, a city or county may subject a manufactured home and the lot
15 ~~upon~~ on which it is sited to any development standard, architectural re-
16 quirement, and minimum size requirements to which a conventional sin-
17 gle-family residential dwelling on the same lot would be subjected.

18 (5) Any approval standards, special conditions and the procedures for
19 approval adopted by a local government shall be clear and objective and shall
20 not have the effect, either in themselves or cumulatively, of discouraging
21 needed housing through unreasonable cost or delay.

22 SECTION 3. An emergency existing therefor, which emergency is hereby
23 declared to exist, this act shall be in full force and effect on and after
24 July 1, 2026.

ZA-04-26, ACCESSORY APARTMENT CODE AMENDMENTS TO COMPLY WITH SENATE BILL 1354

Sec. 37-41.11. Accessory apartments.

Only one (1) accessory apartment, detached from a single-family dwelling, may be constructed in compliance with section 37-131.2 of this Code and:

- (1) An accessory apartment in the Normal Hill North Zone shall provide a minimum of one (1) off-street parking space per bedroom; and
- (2) An accessory apartment in the Normal Hill North Zone shall not be located in front of or project beyond the front wall of the associated single-family dwelling, unless:
 - a. The lot is less than fifty (50) feet in width and there is no abutting alley; or fifty (50) percent of the dwelling is constructed within the rear half of the depth of the lot and there is no abutting alley; or
 - b. It is on the street side of a corner lot and it meets the minimum required street side yard setback and does not project beyond the front wall of the dwelling on the front yard side.

Sec. 37-41A.11. Accessory apartments.

Only one (1) accessory apartment, detached from a single-family dwelling, may be constructed in compliance with section 37-131.2 of this Code and:

- (1) An accessory apartment in the Normal Hill South Zone shall provide a minimum of one (1) off-street parking space per bedroom; and
- (2) An accessory apartment in the Normal Hill South Zone shall not be located in front of or project beyond the front wall of the associated single-family dwelling, unless:
 - a. The lot is less than fifty (50) feet in width and there is no abutting alley; or fifty (50) percent of the dwelling is constructed within the rear half of the depth of the lot and there is no abutting alley; or
 - b. It is on the street side of a corner lot and it meets the minimum required street side yard setback and does not project beyond the front wall of the dwelling on the front yard side.

Commented [JP1]: These are from the NHN & NHS Zones.

Sec. 37-131.2. Accessory apartments.

Only one (1) accessory apartment, within, detached from, or attached to a single-family dwelling, may be constructed on any residential lot that is at least five thousand (5,000) square feet zoned for single-family residential use and has only one (1) lawful single-family dwelling located on such lot, subject to the following requirements, except as otherwise provided for in the Normal Hill North and Normal Hill South Zoning Districts:

- (1) An accessory apartment shall not exceed six hundred (600) one thousand (1,000) square feet or thirty (30) seventy-five (75) percent of the habitable floor area of the associated single-family dwelling, whichever is greater; provided, however, that an accessory apartment shall never exceed nine hundred (900) square feet;
- (2) An accessory apartment shall not contain more than two (2) bedrooms adhere to the maximum lot coverage allowance of the applicable zoning district;
- (3) At least a minimum of one (1) off-street parking space per bedroom, to a maximum of two (2), shall be provided for an accessory apartment, unless the principal dwelling unit does not have off-street parking or the street is not paved and designed or constructed for on-street parking, or unless the

principal dwelling unit is within one-fourth (1/4) mile of transit, an employment area, or commercial services;

- (4) An accessory apartment shall meet the minimum required front, interior side, and street side setbacks of the applicable zoning district for the associated single-family dwelling, unless it is a conversion or replacement of an existing, detached accessory building, in which case the minimum setbacks shall be the same as those of the existing, detached accessory building;
- (5) A detached accessory apartment shall not be located in front of or project beyond the front wall of the associated single-family dwelling. An accessory apartment shall not exceed the building height of the associated single-family dwelling;
- (6) An accessory apartment shall maintain a minimum of ten (10) feet from the rear property line, or three (3) feet if abutting a rear alley;
- (7) An accessory apartment shall not exceed eighteen (18) feet in height if such accessory apartment is a single story or twenty-eight (28) feet in height if such accessory apartment is a two-story; and
- (8) An accessory apartment shall be owned by the same person who owns the single-family dwelling to which such accessory apartment is attached to or detached from.

IN THE SENATE

SENATE BILL NO. 1354

BY STATE AFFAIRS COMMITTEE

AN ACT

1 RELATING TO ACCESSORY DWELLING UNITS; AMENDING SECTION 55-3212, IDAHO CODE,
2 TO REVISE PROVISIONS REGARDING ACCESSORY DWELLING UNITS AND TO REMOVE A
3 DEFINITION; AMENDING CHAPTER 65, TITLE 67, IDAHO CODE, BY THE ADDITION
4 OF A NEW SECTION 67-6541, IDAHO CODE, TO ESTABLISH PROVISIONS REGARDING
5 ACCESSORY DWELLING UNITS AND TO PROVIDE A DEFINITION; PROVIDING SEVER-
6 ABILITY; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.
7

8 Be It Enacted by the Legislature of the State of Idaho:

9 SECTION 1. That Section 55-3212, Idaho Code, be, and the same is hereby
10 amended to read as follows:

11 55-3212. INTERNAL PROHIBITED CONDUCT -- RESTRICTIONS ON ACCESSORY
12 DWELLING UNITS. (1) No covenant, condition, or restriction may be added,
13 amended, or enforced by a homeowner's association or any other parties in
14 such a way that strictly prohibits internal accessory dwelling units, as
15 defined in subsection (3) of this section. The provisions of this section
16 shall not be construed to protect more than one (1) internal accessory
17 dwelling unit per homestead. No homeowner's association shall add, amend,
18 or enforce any covenant, condition, or restriction in such a way that limits
19 or prohibits accessory dwelling units, as defined in section 67-6541, Idaho
20 Code, on any property, land, or structure thereon within the jurisdiction
21 of a homeowner's association, unless the owner of the affected property
22 expressly agrees in writing to such addition or amendment of a covenant,
23 condition, or restriction. Nothing in this section shall be construed to
24 prevent the enforcement of valid covenants, conditions, or restrictions
25 limiting or prohibiting a property owner's right to transfer an interest
26 in land or the structures thereon where such covenant, condition, or re-
27 striction existed and applied to the property at the time the property owner
28 acquired an interest in the property.

29 (2) Notwithstanding the prohibitions provided in subsection (1) of
30 this section, a homeowner's association may adopt reasonable rules govern-
31 ing the use of ~~internal~~ accessory dwelling units otherwise allowed by law,
32 including but not limited to size limits, height limits, setback require-
33 ments, open space requirements, parking controls, and bedroom requirements.

34 ~~(3) (a) An "internal accessory dwelling unit" means a self-contained~~
35 ~~living unit that:~~

36 ~~(i) Includes its own cooking, sleeping, and sanitation facili-~~
37 ~~ties;~~

38 ~~(ii) Is located within a detached, owner-occupied homestead, as~~
39 ~~defined in section 63-701, Idaho Code, or such homestead's at-~~
40 ~~tached or detached garage; and~~

~~(iii) Is used for the purpose of housing relatives of the owner of the homestead or for the purpose of renting to a residential tenant for a period exceeding thirty (30) days.~~

~~(b) An internal accessory dwelling unit does not include an alternative detached structure, motor home, camper, recreational vehicle, tiny home on wheels, or other such similar dwellings on wheels.~~

~~(4) (3) Nothing in this section shall be construed to restrict a homeowner's association from adopting a less restrictive definition of accessory dwelling units.~~

~~(5) (4) The provisions of this section do not apply to any rentals defined in section 63-1803(4), Idaho Code.~~

SECTION 2. That Chapter 65, Title 67, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW SECTION, to be known and designated as Section 67-6541, Idaho Code, and to read as follows:

67-6541. ACCESSORY DWELLING UNITS. (1) No city shall enact or enforce any ordinance, rule, regulation, or policy that bans accessory dwelling units in any residential zoning area within its jurisdiction. An accessory dwelling unit shall be classified as a residential land use for zoning purposes subject to all applicable zoning requirements. "Accessory dwelling unit" means a self-contained living unit that includes its own cooking, sleeping, and sanitation facilities and that is located on the same lot as a single-family primary dwelling. An accessory dwelling unit may be internal, attached, or detached but does not include a motorhome, camper, recreational vehicle, tiny home on wheels, or other such similar dwellings on wheels.

(2) By October 1, 2026, by resolution or ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section 67-6509, Idaho Code, each city governing board shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses, except for lands falling within an area defined as a historic district under section 67-4607, Idaho Code, to:

(a) Allow for one (1) internal accessory dwelling unit within the single-family dwelling and one (1) detached accessory dwelling unit per lot;

(b) Prohibit requiring any off-street parking or guest parking for any accessory dwelling unit;

(c) Prohibit imposing impact fees or utility connection fees on accessory dwelling units that are greater than those imposed on other single-family dwellings;

(d) Prohibit limiting the size of an accessory dwelling unit to less than one thousand (1000) square feet or seventy-five percent (75%) of the size of the primary dwelling;

(e) Prohibit imposing a setback requirement greater than four (4) feet from the side and rear lot lines for an accessory dwelling unit that is not converted from an existing structure or for a new structure constructed in the same location and to the same dimensions as an existing structure, except where a greater setback requirement is necessary for rights-of-way and easements;

(f) Prohibit an owner-occupancy requirement for the primary dwelling or for the accessory dwelling unit;

1 (g) Prohibit imposing a limit on building height that is less than the
2 height of an existing single-family primary dwelling on a lot; and

3 (h) Prohibit restrictions for accessory dwelling units that are more
4 restrictive than restrictions for single-family dwellings within the
5 same zoning area with regard to height, setbacks, lot size, or coverage
6 or building frontage.

7 (3) Accessory dwelling unit projects that meet the jurisdiction's es-
8 tablished land use requirements shall be approved administratively and as a
9 matter of right, without the need for discretionary approval.

10 (4) Any approval standards, special conditions, and procedures for ap-
11 proval adopted by a local government shall be clear and objective and shall
12 not have the effect, either singularly or cumulatively, of discouraging the
13 development of accessory dwelling units through unreasonable cost or delay.

14 (5) Nothing in this section shall prohibit a city from enacting a reg-
15 ulation, standard, or condition that is less restrictive than the require-
16 ments of this section.

17 (6) The provisions of this section shall apply only to cities with a
18 population greater than five thousand (5,000).

19 SECTION 3. SEVERABILITY. The provisions of this act are hereby declared
20 to be severable and if any provision of this act or the application of such
21 provision to any person or circumstance is declared invalid for any reason,
22 such declaration shall not affect the validity of the remaining portions of
23 this act.

24 SECTION 4. An emergency existing therefor, which emergency is hereby
25 declared to exist, this act shall be in full force and effect on and after
26 July 1, 2026.



| STAFF USE ONLY | |
|----------------|-------|
| Case Number: | _____ |
| Hearing Date: | _____ |

APPLICATION FOR SIGN CODE VARIANCE

(Pre-Application Meeting Strongly Encouraged)

Sign Code Variance means a modification of the requirements of the Lewiston Sign Code as to the type, size, height, or location of a sign located on private property and not located in a street right of way.

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: | <u>Christensen</u> <u>Zack</u> <u>L</u> | Date: | <u>4/8/2026</u> |
| | <i>Last</i> <i>First</i> <i>M.I.</i> | | |
| Address: | <u>3808 N. Sullivan Road</u> | | <u>Bldg 22-C</u> |
| | <i>Street Address</i> | | <i>Apartment/Unit #</i> |
| | <u>Spokane Valley</u> | <u>WA</u> | <u>99216</u> |
| | <i>City</i> | <i>State</i> | <i>ZIP Code</i> |
| Phone: | <u>208-967-5674</u> | Email: | <u>Zack@WalkersFurniture.com</u> |

OWNERSHIP INFORMATION

| | |
|----------------------|--|
| Property Owner Name: | <u>Walkers Furniture</u> |
| Phone: | <u>509-535-1995</u> |
| | Email: _____ |
| Mailing Address: | <u>3808 N. Sullivan Road Bldg 22-C Spokane Valley WA 99216</u> |

PROPERTY INFORMATION

| | |
|-------------------------------------|--|
| Street Address of Subject Property: | <u>815 Main Street Lewiston ID 83501</u> |
| Subdivision Name: | _____ |
| Block: | _____ |
| Lot: | _____ |

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

Property Zoning: _____

NATURE OF YOUR REQUEST

I request a variance from the following provision(s) of the Sign Code, Chapter 30, Lewiston City Code (Describe the nature of the variance and cite the related code section number(s)): Sec. 30-18

in the West End Historic District which allows 64 # of signage. Previous signage was in place prior to the subject property's addition to the West End Historic District.

Requesting to replace 365.8 # of signage. Building is located

The planning and zoning commission may authorize variances from the requirements of the Sign Code where it can be shown that the requirements of the Sign Code would cause undue hardship. In considering an application for a variance, the planning and zoning commission shall the issues itemized below. Please provide **DETAILED** responses to the following questions::

a. What is your hardship and the special circumstances or conditions causing the hardship?

It will cost the same, if not more, to remove the building's current signs just to put up less signage to comply with current code.

b. How is your variance request the minimum variance necessary to overcome the hardship you describe above?

We are asking to replace "Sign for Sign" with the exception of the signs on Main Street. This is where there is 2 smaller signs where we would like to put 1 large one.

c. How is your variance request not detrimental to: (a) the purposes of this chapter; (b) the characteristics of the zone, district, or property in the vicinity of the premises on which a sign is proposed to be or is located; or (c) the objectives of the city's comprehensive plan?

The same foot print of current signage is what we are asking to do.

d. How would the granting the variance improve the appearance of the sign, building, or premises on which the sign is proposed to be or is located?

allowing Walkers Furniture the ability to replace "Sign for sign" will help allow for some simple steps to modernize the building along with a fresh coat of paint. ~~the~~ this won't take away from the historic aspects but make the space more inline w/ the City's vision.

e. Are there inherent difficulties of terrain exist on the premises on which the sign is proposed to be or is located and, if so, what are they?

No -

f. Is your variance application in conflict with the public interest? Please describe.

No -

PLAN INFORMATION

Site plans and photo simulations and/or elevation drawings are required to be submitted with this variance application.

Site plans shall include the following:

- Property lines, including dimensions;
- Street address or legal description;
- North arrow and scale;
- Setbacks measured between buildings and property lines;
- All building locations, size and uses, labeled as existing and/or proposed;
- Driveways and parking spaces;
- Landscaping;

- The location and size of all existing and proposed signs;
- Location of solid waste disposal and collection facilities;
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 variance and all construction 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 variance approval shall be interpreted as allowing the owner or applicant variation from current ordinances that were not specifically addressed at the time of variance approval.

APPLICATION SUBMITTAL 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 on 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: 

Date: 4/8/26

The Property Owner hereby authorizes this application:

Signature of Owner: 

Date: 4/8/26

Monday, April 13, 2026 at 1:52:07 PM Pacific Daylight Time

Subject: Request for a Waiver for Allowable Signage sq footage limit (Walker's Furniture Lewiston)
Date: Monday, April 6, 2026 at 4:37:55 PM Pacific Daylight Time
From: Zack Christensen
To: khollingshead@cityoflewiston.org
CC: Joel Plaskon, Zak Sherick, Adam McDaniel, John Proffitt
Priority: High
Attachments: image002.png, Walkers - Lewiston - Match SF-R2[67].pdf, img-4fdf1815-4546-4e0d-a953-43ea1f65f890

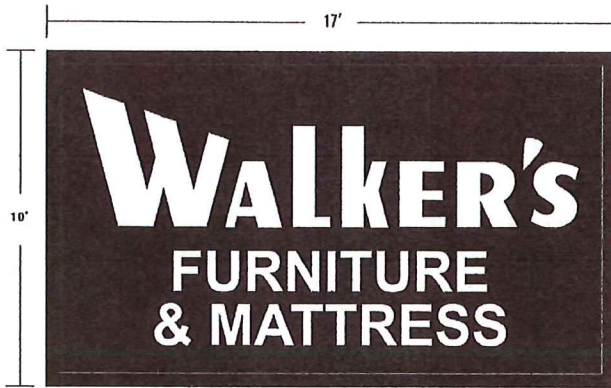
Hello Katie,

I hope you are doing well.

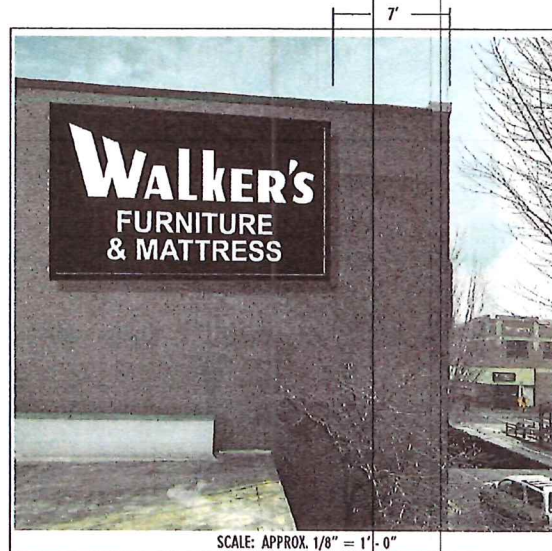
We are writing to formally request a waiver for allowable signage within the Historic District for the property located at 815 Main Street in Lewiston, Idaho.

As outlined in the attached materials, we are proposing a reduction in total signage square footage compared to the existing Sylvan Furniture signage, except for the Main Street frontage. For this elevation, we are proposing to remove the existing sign cabinet and outdated digital reader board and replace them with a single, combined 17' x 10' standard LED-lit cabinet sign (see reference below).

CABINET TO BE FLUSH MOUNTED TO FASCIA.



| | |
|-------------------------------------|-----------------------|
| SUBSTRATE | |
| <input type="checkbox"/> | FLEX FACE |
| RETAINERS | |
| <input checked="" type="checkbox"/> | 4.75" BLACK RETAINERS |
| PAINT | |
| <input checked="" type="checkbox"/> | MP SATIN BLACK |



All remaining signage will be reduced in size from the current Sylvan installations. As noted in prior correspondence, the cost to Walker's Furniture to remove the existing signage and install new, code-compliant signage with a smaller footprint would be equal to or greater than maintaining comparable sign sizes.

We believe that a sign-for-sign replacement approach—excluding the proposed combined Main Street sign—would result in a more cohesive and visually appropriate design that aligns with the building's architecture and enhances the overall character of downtown Lewiston.

We appreciate your consideration of this request and are happy to provide any additional information or clarification as needed.

I plan to be in Lewiston on 4/21-4/23 and can attend the P&ZC meeting on 4/22. In addition, I wanted to inquire if the Historic Preservation Commission meeting has been set for 4/23 or 4/30. I would like to make myself available for that as well, to be accessible for any questions or concerns that may come up during the meeting.

Thank you for your time.

2 WALKER'S FURNITURE AND MATTRESS - PAN CHANNEL LETTERS

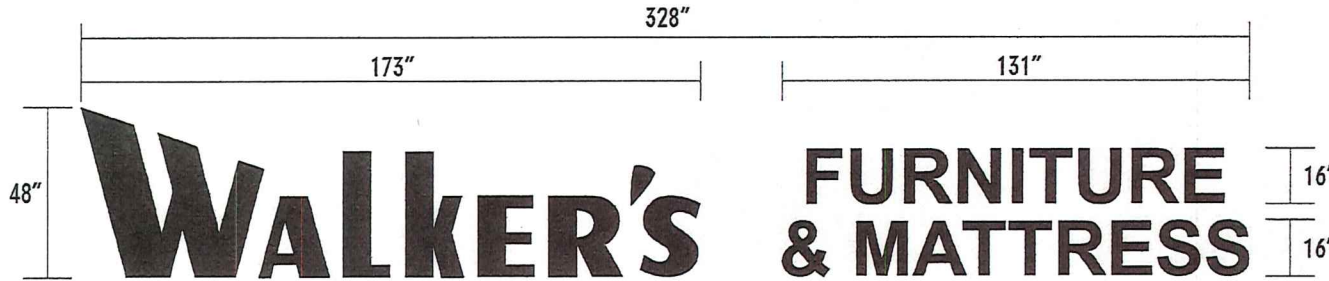
SCALE: 1/4" = 1' - 0"

PROPOSED SIGN = 109 SF

QTY: ONE (1)

MANUFACTURE AND INSTALL ONE (1) SET OF ILLUMINATED CHANNEL LETTERS. WHITE ACRYLIC FACES WITH APPLIED BLACK/WHITE PERFORATED VINYL, 1" BLACK TRIMCAP AND 3" BLACK RETURNS.

| |
|--|
| SUBSTRATE |
| <input type="checkbox"/> .177" ACRYLIC |
| TRIMCAP AND RETURNS |
| 1" BLACK TRIMCAP |
| 3" BLACK RETURNS |



3/32

2 of 5

Client:

WALKER'S
FURNITURE & MATTRESS®

815 Main St.
Lewiston, ID 83501

Date:
16 Feb. 2026

File Name:
Walkers - Lewiston-
Match Sf-R1
Project Manager:

Zak Sherick
Zak@signcorpspokane.com

Drawn by:
ZVS
design@signcorpspokane.com

This design is the property of
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All measures and colors are
approximate. All rights to its
use are reserved.

Revision:
R1 - No Change on This Pg. 3/17/26

R2 - NO CHANGE ON THIS PAGE. 3/24/26

Approved
 Approved With Changes Noted

Customer Signature _____

Date _____

Landlord Signature _____

Date _____



Inland Sign & Lighting
www.SignCorpSpokane.com

Spokane Office
131 N. Altamont
Spokane, Wa. 99202

509-535-2913
FAX 509-535-6522
john@signcorpspokane.com

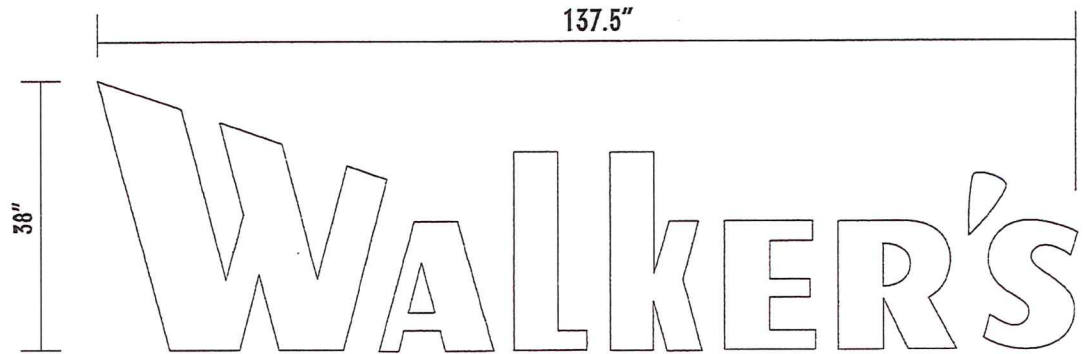


SUITABLE FOR WET LOCATIONS
This sign is intended to be installed
in accordance with the requirements of
Article 608 of the National Electrical Code
and/or other applicable local codes.
This includes proper grounding and
bonding of the sign.

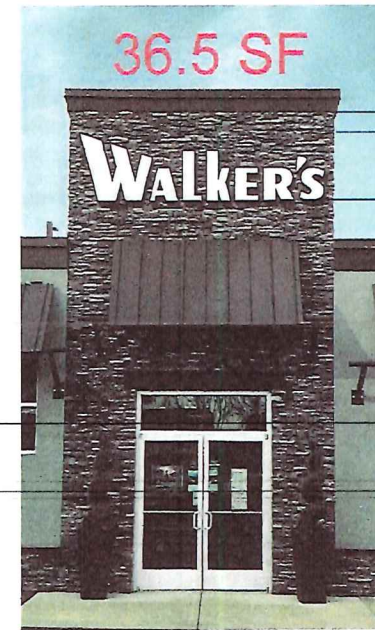
1 WALKER'S FURNITURE AND MATTRESS - (LEWISTON) ILLUMINATED CHANNEL LETTERS
 SCALE: 1/2" = 1' - 0" PROPOSED SIGN = 36.5 SF QTY: ONE (1)

MANUFACTURE AND INSTALL ONE (1) SET OF ILLUMINATED CHANNEL LETTERS. WHITE ACRYLIC FACES,
 1" BLACK TRIMCAP AND 3" BLACK RETURNS.

| |
|--|
| SUBSTRATE |
| <input type="checkbox"/> .177" ACRYLIC |
| TRIMCAP AND RETURNS |
| 1" BLACK TRIMCAP |
| 3" BLACK RETURNS |



EXISTING
 SCALE: APPROX. 1/8" = 1'-0"



PROPOSED
 SCALE: APPROX. 1/8" = 1'-0"

1 of 5

Client:

WALKER'S
 FURNITURE & MATTRESS®
 815 Main St.
 Lewiston, ID 83501

Date:
 16 Feb. 2026

File Name:
**Walkers - Lewiston-
 Match SF-R1**
 Project Manager:
Zak Sherick
 Zak@signcorpokane.com

Drawn by:
ZVS
 design@signcorpokane.com

This design is the property of
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 approximate. All rights to its
 use are reserved.

Revision:
**R1 - REMOVE "FURNITURE" INCREASE
 SIZE OF "WALKERS" 3/17/25**
R2 - NO CHANGE ON THIS PAGE. 3/24/25

Approved
 Approved With Changes Noted

Customer Signature _____

Date _____

Landlord Signature _____

Date _____



Inland Sign & Lighting
 www.SignCorpSpokane.com

Spokane Office
 131 N. Altamont
 Spokane, Wa. 99202

509-535-2913
 FAX 509-535-6522
 john@signcorpokane.com



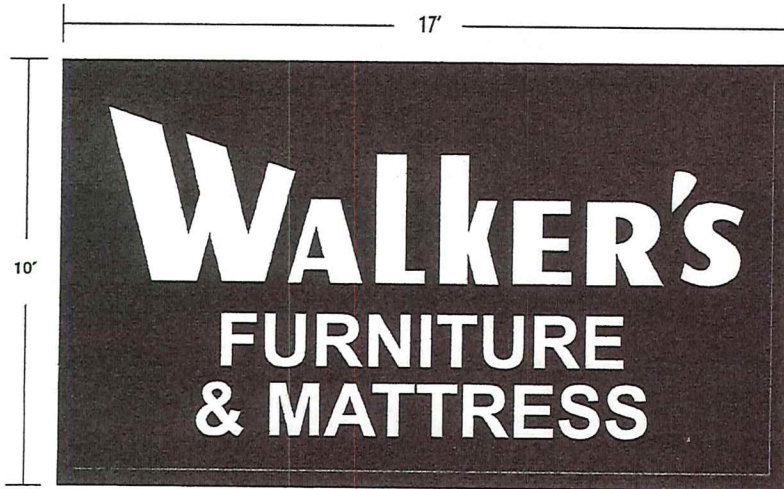
SUITABLE FOR WET LOCATIONS
 This sign is intended to be installed
 in accordance with the requirements of
 Article 600 of the National Electrical Code
 and/or other applicable local codes.
 This includes proper grounding and
 bonding of the sign.

4 WALKER'S FURNITURE AND MATTRESS - (LEWISTON) ILLUMINATED FLEX FACE WALL SIGN

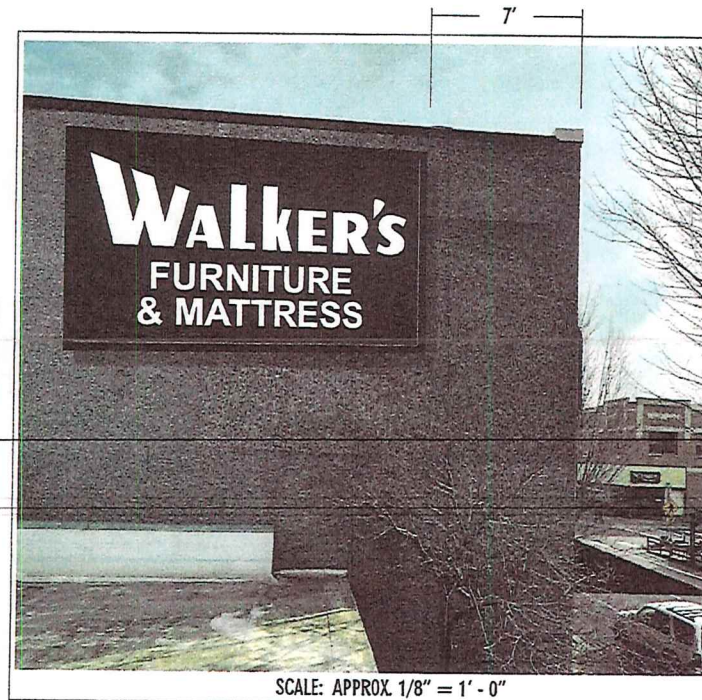
SCALE: 1/4" = 1' - 0"

QTY: ONE (1)

MANUFACTURE AND INSTALL ONE (1) 10' X 17' FLEX FACE CABINET WITH 4.75" RETAINERS PAINTED SATIN BLACK. CABINET TO BE FLUSH MOUNTED TO FASCIA.



| | |
|-------------------------------------|-----------------------|
| SUBSTRATE | |
| <input type="checkbox"/> | FLEX FACE |
| RETAINERS | |
| <input checked="" type="checkbox"/> | 4.75" BLACK RETAINERS |
| PAINT | |
| <input checked="" type="checkbox"/> | MP SATIN BLACK |



4 of 5

Client:

Walker's
FURNITURE & MATTRESS®
815 Main St
Lewiston, ID 83501

Date:
16 Feb. 2026

File Name:
Walkers - Lewiston-
Match SI-R1
Project Manager:
Zak Sherick
Zak@signcorpokane.com

Drawn by:
ZVS
design@signcorpokane.com

This design is the property of
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All measures and colors are
approximate. All rights to its
use are reserved.

Revision:

R1 - CHANGE TO FLEX FACE CABINET
3/17/26

R2 - CHANGE TO BLACK FACE W/ WHITE
COPY / Adjust Sign Placement 3/24/26

Approved
 Approved With Changes Noted

Customer Signature _____

Date _____

Landlord Signature _____

Date _____



Inland Sign & Lighting
www.SignCorpSpokane.com

Spokane Office
131 N. Altamont
Spokane, Wa. 99202

509-535-2813
FAX 509-535-6522
john@signcorpokane.com



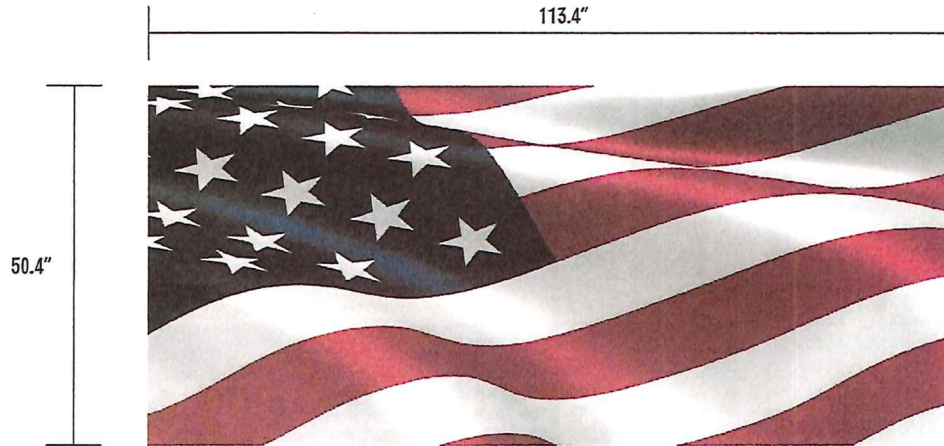
SUITABLE FOR WET LOCATIONS
This sign is intended to be installed
in accordance with the requirements of
Article 600 of the National Electrical Code
and/or other applicable local codes.
This includes proper grounding and
bonding of the sign.

3 WALKER'S FURNITURE AND MATTRESS - (LEWISTON) MESSAGE CENTER

SCALE: 1/2" = 1' - 0"

QTY: ONE (1)

50.4" x 113.4" SINGLE SIDED THINK SIGN MESSAGE CENTER. 10MM AND 6MM OPTIONS



| |
|--|
| SUBSTRATE |
| <input type="checkbox"/> .177" ACRYLIC |
| TRIMCAP AND RETURNS |
| 1" BLACK TRIMCAP |
| 3" BLACK RETURNS |

3 of 5

Client:

WALKER'S
FURNITURE & MATTRES?
815 Main St.
Lewiston, ID 83501

Date:

16 Feb. 2026

File Name:

Walkers - Lewiston-
Match SF-R1

Project Manager:

Zak Sherick
Zak@signcorpokane.com

Drawn by:

ZVS
design@signcorpokane.com

This design is the property of
SignCorp Sign Company.
All measures and colors are
approximate. All rights to its
use are reserved.

Revision:

R1 - No Change on This Pg. 3/17/26

R2 - NO CHANGE ON THIS PAGE. 3/24/26

Approved

Approved With Changes Noted

Customer Signature _____

Date _____

Landlord Signature _____

Date _____



Inland Sign & Lighting
www.SignCorpSpokane.com

Spokane Office
131 N. Altamont
Spokane, Wa. 99202

509-535-2913
FAX 509-535-6522
john@signcorpokane.com



SUITABLE FOR WET LOCATIONS
This sign is intended to be installed
in accordance with the requirements of
Article 600 of the National Electrical Code
and/or other applicable local codes.
This includes proper grounding and
bonding of the sign.



| |
|--|
| ALLURA -10 128x288-SMD |
| DOUBLE SIDED |
| CABINET DIMENSIONS: 4' 2.3" x 9' 5.3" |
| MATRIX: 128 X 288 |
| PIXEL PITCH: 10mm |
| MEDIA TYPE: TEXT,BMP,JPG AVI |
| SERVICE ACCESS: FRONT PANEL |

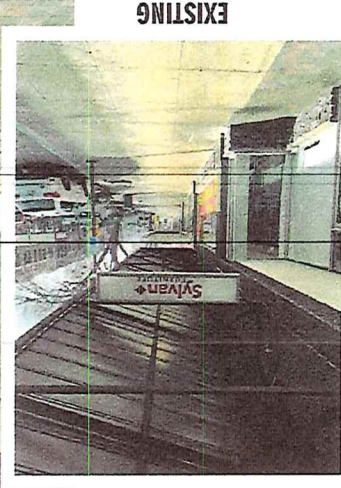
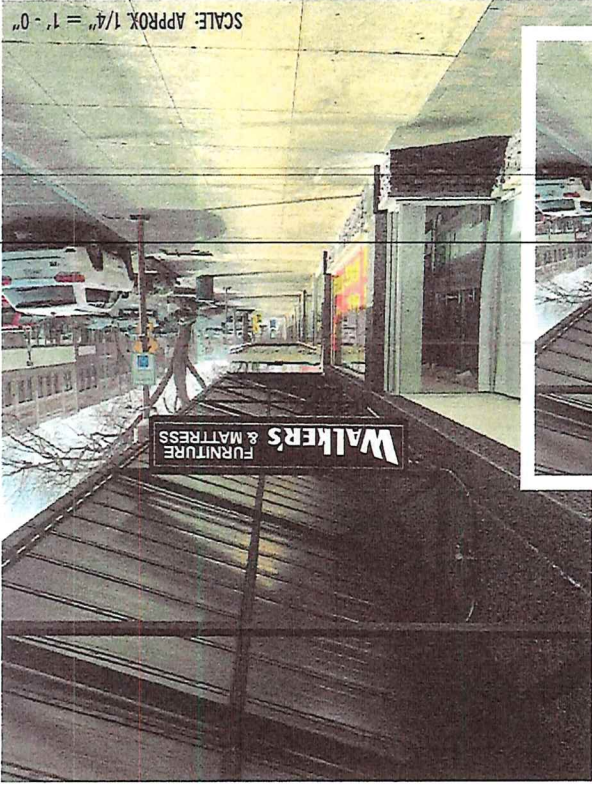
SCALE: APPROX. 1/8" = 1' - 0"

WALKER'S FURNITURE AND MATTRESS - (LEWISTON) REFACE AND REPAINT EXISTING D/S CABINET SIGN
 SCALE: 3/4" = 1'-0"
 QTY: TWO (2)

15" X 6' WHITE POLYCARBONATE FACE WITH APPLIED VINYL PAINT CABINET AND RETAINERS.



| | | |
|-----------|-------------------------------------|----------------------|
| SUBSTRATE | <input type="checkbox"/> | .15" POLYCARB. |
| VINYL | <input type="checkbox"/> | 3M BLACK |
| RETAINERS | <input checked="" type="checkbox"/> | 1.5" BLACK RETAINERS |



PROPOSED REFACES

SUITABLE FOR WET LOCATIONS
 This sign is intended to be installed in accordance with the requirements of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.

UNDRERWINTERS LABORATORIES
 ELECTRIC SIGN
 131 N. Almaton
 Spokane, WA, 99202
 Spokane Office
 www.gncorpspokane.com
 Inland Sign & Lighting
SIGN Corp
 john@signcorp.com
 509-535-2913
 FAX 509-535-6522

Date: _____

Leadford Signature: _____

Date: _____

Customer Signature: _____

Approved
 Approved With Changes Noted

R1 - CHANGE TO FLEX FACE CABINET
 3/17/26
R2 - REMOVE OPTION 2
 3/24/26

Date: 16 Feb, 2026
 File Name: Walker - Lewiston-
 Match SR-R1
 Project Manager: Zak Shefick
 Drawn by: ZVS
 This design is the property of SignCorp Sign Company. All measures and colors are approximate. All rights to the use are reserved.

WALKER'S FURNITURE & MATTRESS
 815 Main St.
 Lewiston, ID 83501

Client: _____

5 of 5

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 May 13, 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 SIGN WAIVER APPLICATION V-26-1 BY ZACK CHRISTENSEN OF WALKER'S FURNITURE AT 815 MAIN STREET (ACTION ITEM): 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 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 Sec 30-23..

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 May 12, 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.

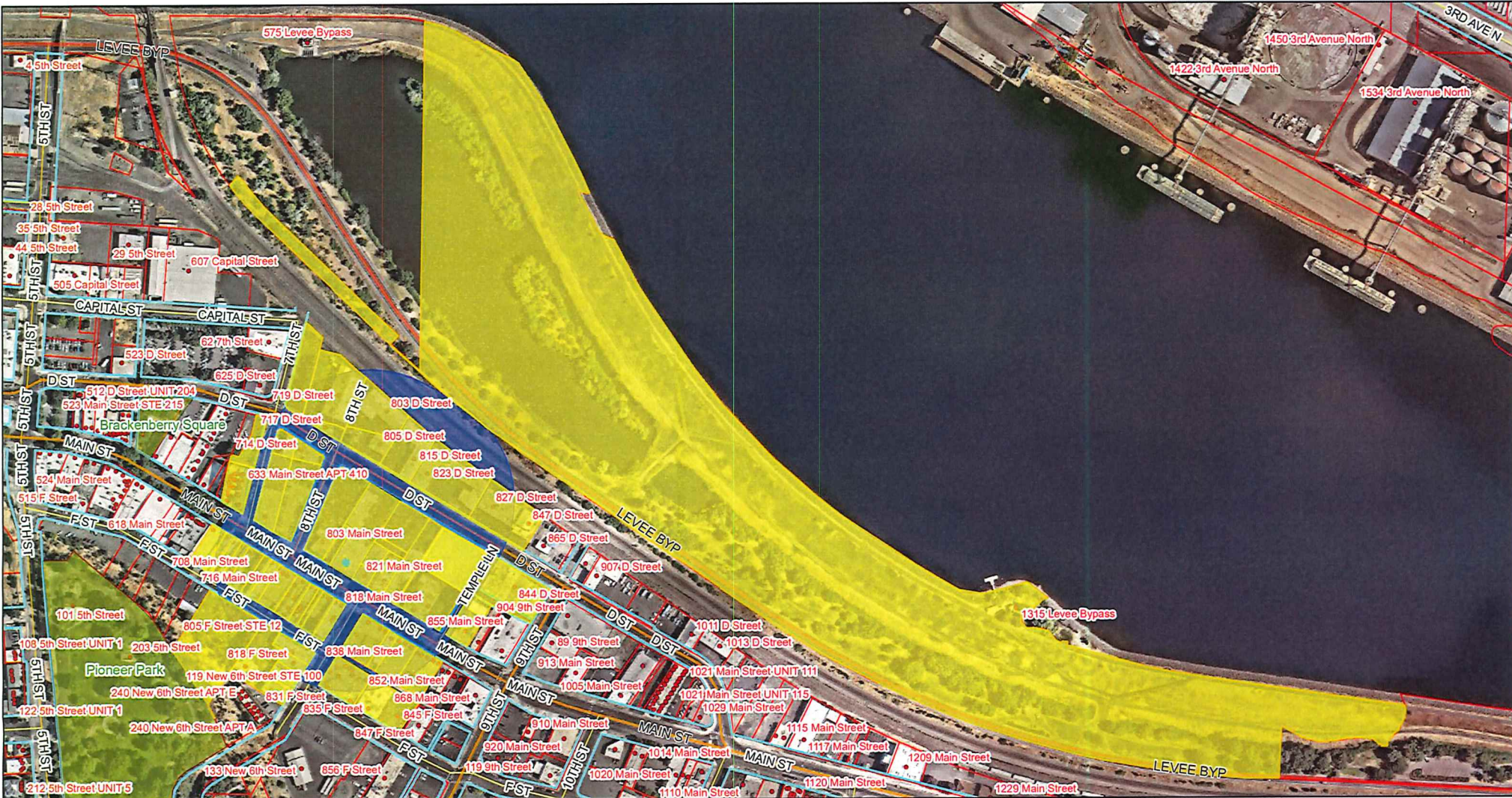
Public Hearing notice publication date: Sunday April 26, 2026.

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.

| OWNER1 | OWNER2 | MAIL_ADD1 | MAIL_CITY | MAIL_ST | MAIL_ZIP | SITE_ADD |
|-------------------------------|------------------|-----------------------------|------------|---------|----------|------------------------|
| HOWELL DAVID C | | PO BOX 1903 | LEWISTON | ID | 83501 | 805 D ST |
| 855 MAIN ST LLC | | 855 MAIN ST | LEWISTON | ID | 83501 | 855 MAIN ST |
| HOWELL DAVID C | | P O BOX 1903 | LEWISTON | ID | 83501 | 719 D ST |
| ZENNER DEBBIE | | 821 MAIN ST | LEWISTON | ID | 83501 | 821 MAIN ST |
| NEWBERRY SQUARE LLC | | 1011 WINDSONG LN | MOSCOW | ID | 83843 | 800 MAIN ST |
| DRH LLC | | 700 MAIN ST | LEWISTON | ID | 83501 | 630 MAIN ST |
| YATES MICHAEL E & | YATES CODA L | 2860 KNOLLCREST DR | LEWISTON | ID | 83501 | 818 F ST |
| HAINES PROPERTIES LLC | | 7686 AMBERVIEW CT | LEWISTON | ID | 83501 | 704 MAIN ST |
| MADER FAMILY TRUST | MADER DANIEL K & | 13506 HILLSIDE RD | GENESEE | ID | 83832 | 816 MAIN ST |
| BOYER THOMAS R | | 717 D ST | LEWISTON | ID | 83501 | 717 D ST |
| ZENNER DEBBIE | | 821 MAIN ST | LEWISTON | ID | 83501 | 821 MAIN ST |
| DIAMOND SHOP INC | | 700 MAIN ST | LEWISTON | ID | 83501 | 700 MAIN ST |
| TAYLOR TEVIN & | TAYLOR KIRSTEN | 855 MAIN ST | LEWISTON | ID | 83501 | 119 NEW 6TH ST |
| JMS LIMITED PARTNERSHIP | | PO BOX 293 | CLARKSTON | WA | 99403 | 832 MAIN ST |
| FOLLETT MICHAEL G & | FOLLETT THERA | 3820 COUNTRY CLUB DR | LEWISTON | ID | 83501 | 825 MAIN ST |
| JMS LIMITED PARTNERSHIP | | PO BOX 293 | CLARKSTON | WA | 99403 | 842 MAIN ST |
| HIDDEN BEACH PROPERTIES LLC | | 3446 SELWAY DR | LEWISTON | ID | 83501 | 808 MAIN ST STES 1 & 2 |
| ROSS JOHN P & | ROSS VIKKY | 1011 WINDSONG LN | MOSCOW | ID | 83843 | 810 MAIN ST |
| HOWELL DAVID C | | PO BOX 1903 | LEWISTON | ID | 83501 | 827 D ST |
| DTL PARKING LLC | | 784 S CLEARWATER LOOP STE B | POST FALLS | ID | 83854 | |
| HAINES PROPERTIES LLC | | 7686 AMBERVIEW CT | LEWISTON | ID | 83501 | 642 MAIN ST |
| COX DAVID B & | COX SHARON | 45 DAVE WAY | ST MARIES | ID | 83861 | 710 MAIN ST |
| 835 F STREET LLC | | 1410 RICHARDSON AVE | LEWISTON | ID | 83501 | 835 F ST |
| LAVOIE BROTHERS | | 718 MAIN ST | LEWISTON | ID | 83501 | 720 MAIN ST |
| JMS LIMITED PARTNERSHIP | | PO BOX 293 | CLARKSTON | WA | 99403 | 132 NEW 6TH ST |
| WASHINGTON WATER POWER CO | | 1411 MISSION | SPOKANE | WA | 99202 | 803 MAIN ST |
| FOLLETT MICHAEL G & | FOLLETT THERA K | 3820 COUNTRY CLUB DR | LEWISTON | ID | 83501 | 825 MAIN ST |
| FINCH COMMERCIAL PROP LLC | | 703 MAIN ST | LEWISTON | ID | 83501 | 703 MAIN ST |
| DC PROPERTIES WASHINGTON LLC | | 30854 SNAKE RIVER RD | ASOTIN | WA | 99402 | 714 MAIN ST |
| JMS LIMITED PARTNERSHIP | | PO BOX 293 | CLARKSTON | WA | 99403 | 124 NEW 6TH ST |
| JMS LIMITED PARTNERSHIP | | PO BOX 293 | CLARKSTON | WA | 99403 | 836 MAIN ST |
| JMS LIMITED PARTNERSHIP | | PO BOX 293 | CLARKSTON | WA | 99403 | 826 MAIN ST |
| HAINES PROPERTIES LLC | | 7686 AMBERVIEW CT | LEWISTON | ID | 83501 | 706 MAIN ST |
| 812 MAIN STREET LLC | | 814 MAIN ST | LEWISTON | ID | 83501 | 812 MAIN ST |
| HOWELL DAVID C | | P O BOX 1903 | LEWISTON | ID | 83501 | 803 D ST |
| HOWELL DAVID C | | P O BOX 1903 | LEWISTON | ID | 83501 | 815 D ST |
| SYLVAN SELF SERVICE FURNITURE | | 815 MAIN ST | LEWISTON | ID | 83501 | 815 MAIN ST |

| | | | | | | |
|-------------------------|-------------------|----------------------|--------------|----|-------|----------------|
| BRIER BUILDING LLC | | 222 NW 45TH ST | OAKLAND PARK | FL | 33309 | 633 MAIN ST |
| 823 D STREET L L C | | 24296 MEMORY LN | JULIAETTA | ID | 83535 | 823 D ST |
| FOLLETT MICHAEL G & | FOLLETT THERA K | 3820 COUNTRY CLUB DR | LEWISTON | ID | 83501 | 714 D ST |
| JMS LIMITED PARTNERSHIP | | PO BOX 293 | CLARKSTON | WA | 99403 | 124 NEW 6TH ST |
| CROSKREY NATHAN R & | CROSKREY ANGELA V | 5337 W WHEELER RD | FAYETTEVILLE | AR | 72704 | 844 D ST |
| 835 MAIN LLC | | 317 W 6TH ST STE 201 | MOSCOW | ID | 83843 | 835 MAIN ST |

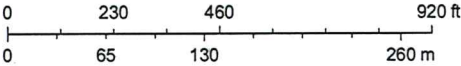
City of Lewiston



4/17/2026, 12:34:40 PM

1:3,335

- | | | | | |
|--------------------------|-----------------------|-----------|-------------------------------|-----------------------|
| adSites result | RURAL MAJOR COLLECTOR | ROW | Unpaved Residential Alley | Residential Collector |
| Primary Street Reference | <all other values> | Street | Paved Residential Alley | Address |
| URBAN PRINCIPAL ARTERIAL | City Limit | Local | Paved Business District Alley | adSites |
| URBAN MINOR ARTERIAL | Area City Impact | Collector | Alley | |
| URBAN COLLECTOR | Parks | Arterial | Minor Arterial | |





PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 4/29/2026

Case File Number: VAR-26-1

Applicant:

Zack Christensen, on behalf of
Walker's Furniture
3808 N. Sullivan Road Bldg 22-C
Spokane Valley, WA 99216

Property Owner:

Walker's Furniture
3808 N. Sullivan Road Bldg 22-C
Spokane Valley, WA 99216

Site Location:

815 Main Street
Lewiston, ID 83501

Request/Proposal: 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 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 Sec 30-23.

Subject Property and Surrounding Land Uses:

The subject property is an approximately half acre parcel situated in between Main Street and "D" Street in downtown Lewiston. It contains a commercial

VAR-26-1

furniture store and parking lot. The subject property is located in the Central Commercial, C5, Zone and surrounding uses are all commercial in nature with some second story residential apartments located in the buildings south across Main Street and west down Main Street. Avista Utilities business office is adjacent on the west side of the building and another furniture/home décor store is located adjacent on the east side of the building. The subject property is located in the West End Historic District and was included in the West End Historic District expansion that was finalized in July of 2019 via Ordinance 4741.

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

- Chapter - 30 SIGN CODE^[1]

- Sec. 30-1. - Title.

This chapter shall be known as the sign code.

(Ord. No. 4692, § 2, 10-30-17)

- Sec. 30-2. - Findings, purpose and intent, interpretation.

(a) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation.

(b) The purposes of this sign code are to:

- (1) Promote freedom of speech in the use of signs;
- (2) Provide for reasonable and appropriate communication and identification for commercial districts in order to foster successful businesses;
- (3) Promote and maintain visually attractive residential, commercial, and historic areas;
- (4) Ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment;
- (5) Minimize the possible adverse effect of signs on nearby public and private property;
- (6) Regulate the size, color, illumination, movement, materials, location, height, and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of various neighborhoods, the creation of an attractive and harmonious community, and encouraging economic development;
- (7) Promote the public health, safety, and welfare by avoiding conflicts between signs and traffic control devices, avoiding traffic hazards, and reducing visual distractions and obstructions; and
- (8) Enhance, protect, and preserve the aesthetic quality and physical appearance of the City of Lewiston.

(c) A sign placed on land or on a building for the purpose of identification, protection, or directing persons to a use conducted therein must be deemed to

VAR-26-1

be an integral, but accessory and subordinate, part of the principal use of the land or building. Therefore, the intent of this chapter is to establish limitations on signs in order to ensure that they are appropriate to the land, building, or use to which they are appurtenant and are adequate for their intended purposes while balancing the individual and community interests identified in subsection (b) of this section.

(d) This chapter shall be interpreted in a manner consistent with the First Amendment guarantee of free speech.

(e) These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City of Lewiston. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one (1) or more of the purposes set forth above.

(Ord. No. 4692, § 2, 10-30-17; [Ord. No. 4906](#), § 1, 3-25-24)

Sec. 37-3. Definitions.

Sign means a device designed to inform or to attract the attention of persons not on the premises. The area of a sign is the total of the exposed exterior display surfaces, including flags, pennants, banners.

Sec. 30-5. - Definitions.

Animated sign means any illuminated sign on which sign copy is animated, scrolling, or flashing, including an electronic message center.

Certificate of appropriateness means the same as defined in [chapter 19.5](#) of this Code.

Electronic message center means a sign that utilizes computer-generated messages or some other electronic means of changing sign copy, which may include displays using incandescent lamps, light emitting diodes, liquid crystal displays, and/or a flipper matrix.

Encroachment permit means a permit issued by the City of Lewiston Public Works Department in accordance with [chapter 31](#), article III, of this Code.

Freestanding sign means a sign erected and maintained on a freestanding frame, mast, post, or pole not attached to any building. A freestanding sign shall not include a ground monument sign.

Graphic sign means a sign located in a historic district and approved by the Lewiston historic preservation commission, notwithstanding the sign's nonconformity with this chapter.

Ground monument sign means a sign that extends from the ground or has support that places the bottom of the sign at ground level or less than two (2) feet above the ground.

Height means the vertical distance measured from the highest point of a sign, to the surface grade beneath such sign, except for a freestanding sign, which is measured from the vertical distance from the highest point of the sign to the surface grade of the adjacent street or the surface grade beneath the sign, whichever is less.

Internally illuminated sign means any sign with internal components that emit light.

Marquee sign means a sign on a canopy or covering structure that projects from the wall of a building.

Projecting sign means a sign, other than a wall sign, that projects at right angles from and is supported by a wall or eave of a building or structure.

Roof sign means a sign attached to the roof of a building, not including a false mansard roof, canopy, or other fascia.

Sign means a name, identification, description, display, or illustration that is affixed to or painted or represented directly or indirectly upon a building, object, or other surface, or on the inside of a window and visible from the exterior of a building, which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization, or business. Signs located completely within an enclosed building and not exposed to view from a street shall not be considered a sign. Any flag adopted by federal, state, or local governmental entities shall not be considered a sign. A display of business hours, "open," or "closed" shall not be considered a sign. Sign shall not include a wall art display.

Sign area means the area measured by the smallest standard geometric shape that encompasses all elements of informational or representational matter, including any frame or background that is an integral part of the sign. Each display surface of a sign face shall be included in calculating sign area where multiple sign faces are visible at the same time from a fixed location.

Sign copy means alphabetic, pictorial, numerical, and/or graphic display of permanent or removable words, letters, numbers, figures, characters, symbols, logos, and/or insignia that are used on a sign area.

Sign face means the entire display surface area of a sign upon which sign copy is displayed.

Temporary sign means a sign that is portable and displayed for a limited period of time.

Wall art display means a work of visual art that is hand painted, mechanically produced, or computer generated, including, but not limited to, digitally printed vinyl. A wall art display may be affixed to or painted directly on the exterior wall of a structure or located inside a window. A wall art display shall not be an internally illuminated sign or an animated sign. A wall art display shall not be considered a sign.

Wall sign means a sign or sign copy affixed directly to or painted or otherwise inscribed on an exterior wall, and confined to the limits therein, of a building, which projects from the building surface less than twelve (12) inches at all points.

Window sign means a sign within, affixed to, or behind a window or glass door.

- Sec. 30-18. - Signs in historic districts.

(a) Certificate of appropriateness.

(1) Except as otherwise provided, a person shall obtain a certificate of appropriateness and a sign permit before placing, constructing, altering, or relocating a sign in a district.

(2) An application for a certificate of appropriateness shall be made in writing to the Lewiston Historic Preservation Commission. An application shall contain the

proposed location of the sign by street and number, the name and address of the owner of the sign, and other relevant information requested by the Lewiston historic preservation commission. An applicant for a certificate of appropriateness shall also pay the application fee, as adopted by resolution of the city council.

(3) A certificate of appropriateness shall become null and void if the work for which such certificate of appropriateness is issued is not completed within six (6) months of the date of such certificate of appropriateness.

(4) A certificate of appropriateness shall not be required for the following:

a. Replacing sign copy;

b. Maintaining a sign, including painting a sign in a manner that does not alter the color scheme of such sign; repainting a sign; cleaning a sign; and/or repairing a sign in a manner that does not alter the structure of such sign; or

c. Temporary signs.

(b) The following regulations shall apply to all signs within a district:

(1) Wall signs.

a. May be an internally illuminated sign, but may not be an animated sign.

b. Shall not extend above the wall roofline or above the top of a parapet wall, whichever is higher.

(2) Projecting signs.

a. Shall be spaced at least fifteen (15) feet apart.

b. May project over the public right-of-way a maximum of two-thirds ($\frac{2}{3}$) of the distance from the outer edge of the building to which such sign is attached to the adjacent curb; provided, that such sign shall not project closer than two (2) feet to the edge of the adjacent curb. A projecting sign that projects over an alley shall not project over the alley by more than three (3) feet.

c. Shall be placed at least fifteen (15) feet above all vehicle access routes.

d. Shall be placed at least seven (7) feet six (6) inches above all other public rights-of-way and private sidewalks.

e. If a projecting sign projects over the public right-of-way, then an encroachment permit shall be required.

f. May be an internally illuminated sign, but may not be an animated sign.

(3) Marquee signs.

a. May project below the lower edge of a canopy or covering structure a maximum of twelve (12) inches.

b. Shall not project above a roof.

c. Shall have a ground clearance of at least seven (7) feet six (6) inches above the grade of an adjacent sidewalk.

d. If a marquee sign projects over the public right-of-way, then an encroachment permit shall be required.

e. May be an internally illuminated sign, but may not be an animated sign.

(4) Graphic signs.

a. May be an internally illuminated sign, but may not be an animated sign.

(c) Ground monument signs, billboards, and animated signs are prohibited in all districts.

(d) The combined total area of all signs on a lot, per lot street frontage, shall not exceed:

(1) Twenty-five (25) square feet for up to thirty (30) linear feet of lot street frontage.

(2) Thirty-two (32) square feet for more than thirty (30) linear feet of lot street frontage.

(e) A sign that is structurally altered; relocated or replaced; and/or damaged by accident or natural cause, to the extent of fifty (50) percent or more of such sign's value, shall be brought into conformance with the provisions of this section.

(Ord. No. 4692, § 2, 10-30-17)

Chapter 19.5 - HISTORIC DISTRICTS^[1]

Sec. 19.5-11. - Certificate of appropriateness.

(a) Certificate of appropriateness required. Pursuant to Idaho Code, § 67-4608 and unless otherwise exempted herein, after the designation of and within a district, no exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structure nor any type of outdoor sign shall be erected, altered, restored, moved, or demolished within such district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the commission. The city shall require such a certificate to be issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required, subject to the exceptions listed in subsection (d) of this section. For purposes of this chapter, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the color, the kind and color of the building material, and type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures, and natural features such as trees and shrubbery, or as otherwise may be amended by Idaho Code, § 67-4608. In the case of outdoor signs, "exterior features" shall be construed to mean the style, material, size, and location of all such signs.

The commission shall not consider interior arrangement and shall take no action under this section except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant features, outdoor signs, or natural features in the district which would be incongruous with the historical, architectural, or cultural aspects of the district.

(b) Change in use. Pursuant to Idaho Code, § 67-4609, no change in the use of any structure or property within a district shall be permitted until after an application for a certificate of appropriateness has been submitted to and approved by the commission. The city shall require such a certificate to be issued by the commission prior to the approval of any change of zoning classification within the district.

(c) Ordinary repairs and safety. Pursuant to Idaho Code, § 67-4611, nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature in a historic district that does not involve a change in design, material, color, or outer appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature that the

city's building official shall certify is required by the public safety because of an unsafe or dangerous condition.

(d) Exceptions. Subject to subsection (c) of this section, the following shall not require a certificate of appropriateness because they are congruent with the historical, architectural, archaeological, and/or cultural aspects of the district:

(13) Pursuant to [section 30-18](#) of this Code:

- a. Replacing sign copy;
- b. Maintaining a sign, including painting a sign in a manner that does not alter the color scheme of such sign;
- c. Repainting a sign;
- d. Cleaning a sign;
- e. Repairing a sign in a manner that does not alter the structure of such sign;
- and/or
- f. Temporary signs.

- **DIVISION 16. - CENTRAL COMMERCIAL ZONE C-5**

- **Sec. 37-76. - Central commercial zone C-5.**

Purpose. To provide a mix of uses within the central business district for a wide variety of goods, services and compatible multifamily housing. Development shall provide access to adequate parking for uses that normally rely heavily on pedestrian circulation. Such areas should be compatible with adjacent noncommercial development.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 37, 10-25-99)

- **Sec. 37-77. - Uses permitted outright.**

In a C-5 zone the following uses and their accessory uses are permitted when authorized in accordance with the provisions of article IV:

- (1) Business or professional office;
- (2) Commercial entertainment - indoors and outdoors;
- (3) Convention center;
- (4) Day care center, subject to the special conditions of [section 37-20.1\(5\)](#) of this Code;
- (5) Eating or drinking establishment;
- (6) Financial institutions;
- (7) Hotel;
- (8) Multifamily residential uses not on the ground floor of a building;
- (9) Personal use;
- (10) Preschool, subject to the special conditions of [section 37-20.1\(6\)](#) of this Code;
- (11) Public or governmental offices or semi-public uses which uses are similar to other uses permitted outright in this zone;
- (12) Residential uses legally established as of December 31, 2004;
- (13) Retail sales and service;
- (14) Repealed by Ord. No. 4742.
- (15) Repealed by Ord. No. 4742.
- (16) Repealed by Ord. No. 4753.
- (17) Theater;

(18) Winery, brewery;

(19) Church.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 38, 10-25-99; Ord. No. 4322, § 4, 12-9-02; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4390, § 5, 2-14-05; Ord. No. 4508, § 1, 7-14-08; Ord. No. 4531, § 8, 7-13-09; Ord. No. 4742, § 2Q, 8-19-19; Ord. No. 4753, § 7, 12-14-19)

• **Sec. 37-78. - Conditional uses.**

In a C-5 zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of articles IV and IX:

(1) Automobile, recreational vehicle sales and service;

(2) Multifamily residential when located on the ground floor of a building;

(3) Other 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;

(4) Other 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;

(5) Printing establishments;

(6) Processing, packing and storage;

(7) Recycle center;

(8) Service station, subject to the special conditions of [section 37-60.1\(2\)](#) of this Code;

(9) Repealed by Ord. No. 4753.

(10) Warehousing;

(11) Welding fabrication;

(12) Other central commercial uses which are not permitted outright but which are consistent with the purpose of the C-5 zone, and are not detrimental to any of the outright permitted uses or any other existing conditional uses or to nearby residential uses;

(13) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of [section 37-163\(17\)](#) of this Code;

(14) 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;

(15) A nonconforming commercial use may expand to bring that use into compliance with the requirements of this chapter, article VII, off-street parking and loading. Such nonconforming commercial use may expand onto a separate parcel containing a conforming use where that parcel is abutting the nonconforming use for purposes of parking only.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 39, 10-25-99; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4508, § 2, 7-14-08; Ord. No. 4753, § 8, 12-14-19; Ord. No. 4799, § 15, 3-8-21)

• **Sec. 37-79. - Development standards.**

In a C-5 zone, the following development standards shall apply and be in force:

(1) *Maximum height for buildings.* None.

(2) *Maximum lot coverage.* None.

(3) *Minimum lot size.* None.

(4) Minimum front yard. None.

(5) Minimum side yard. None.

(6) Minimum rear yard. None.

(7) Signs. Signs shall be subject to the restrictions enumerated in the sign ordinance of the city.

(8) Off-street parking. Off-street parking shall be subject to the requirements enumerated in article VII.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4920, § 5, 8-26-24)

- Sec. 30-14. - Signs in the local commercial (C-1) zone and the central commercial (C-5) zone.

(a) The following signs are authorized in the local commercial (C-1) zone and the central commercial (C-5) zone without a sign permit:

(1) One (1) temporary sign no larger than six (6) square feet.

(2) One (1) window sign covering no more than thirty-three (33) percent of the total window area, including glass doors. Such window sign may be an internally illuminated and/or animated sign.

(3) One (1) bench sign no larger than fourteen (14) square feet. The bench sign shall not exceed four (4) feet in height and shall not obstruct free and clear vision of pedestrians and vehicular traffic, including clear vision areas.

Signs authorized by this subsection shall not count toward any limitation on the number or area of signs allowed on a lot, as set forth in this section.

(b) Within the local commercial (C-1) zone and the central commercial (C-5) zone, a property owner shall secure a sign permit prior to placing any other sign on the owner's property.

(c) Unless otherwise provided, the following regulations apply to all signs within the local commercial (C-1) zone and the central commercial (C-5) zone:

(1) Wall signs.

a. Shall not exceed twenty-five (25) percent of the wall area on which such sign is located, including the area of any parapet. Such signs may be located under eaves.

b. Shall not extend above the wall roofline or above the top of a parapet wall, whichever is higher.

c. May be internally illuminated signs, but shall not be animated signs, in the local commercial (C-1) zone.

d. May be internally illuminated and/or animated signs in the central commercial (C-5) zone.

(2) Freestanding signs.

a. Shall be prohibited in the local commercial (C-1) zone.

b. One (1) freestanding sign is allowed per five hundred (500) linear feet of lot street frontage or fraction thereof in the central commercial (C-5) zone.

c. Shall not exceed forty (40) feet in height in the central commercial (C-5) zone.

d. Shall not exceed an area equal to two (2) square feet per linear foot of lot street frontage in the central commercial (C-5) zone; provided, however, all lots in the central commercial (C-5) zone shall be allowed at least sixty (60) square feet.

e. Shall not exceed two hundred (200) square feet in the central commercial (C-5) zone.

f. Shall not be located in a side or rear yard that is required by [chapter 37](#) of this Code.

g. In the central commercial (C-5) zone, may project out to the public right-of-way; provided, that there is ground clearance of at least:

1. Eight (8) feet six (6) inches above the grade of an adjacent sidewalk; or

2. Fifteen (15) feet above driveways, parking lots, and alleys.

h. Shall not project over the public right-of-way, alleys, or driveways in the central commercial (C-5) zone.

i. May be internally illuminated and/or animated signs in the central commercial (C-5) zone.

(3) *Ground monument signs.*

a. One (1) ground monument sign is allowed per street frontage.

b. Shall not exceed six (6) feet in height; provided, however, if the sign width is thirty-three (33) percent or less than the sign height, then such sign shall not exceed twelve (12) feet in height.

c. The length shall not exceed ten (10) percent of the linear lot street frontage or eighteen (18) feet, whichever is less; provided, however, if the lot is a flag lot, then the sign shall not exceed thirty-two (32) square feet and the length requirement set forth above shall not apply.

d. Shall not be located in a side or rear yard that is required by [chapter 37](#) of this Code.

e. May be internally illuminated signs.

f. Shall not be animated signs in the local commercial (C-1) zone.

(4) *Roof signs.*

a. Shall be prohibited in the local commercial (C-1) zone.

b. In the central commercial (C-5) zone, shall not exceed one-half ($\frac{1}{2}$) the height of the building to which such sign is attached or ten (10) feet in height, whichever is less.

(5) *Projecting signs.*

a. Shall be prohibited in the local commercial (C-1) zone.

b. One (1) projecting sign is allowed per street frontage in the central commercial (C-5) zone.

c. Shall not exceed sixty (60) square feet.

d. Shall be spaced at least fifteen (15) feet apart.

e. May project over the public right-of-way a maximum of two-thirds ($\frac{2}{3}$) of the distance from the outer edge of the building to which such sign is attached to the adjacent curb; provided, that such sign shall not project closer than two (2) feet to the edge of the adjacent curb. A projecting sign that projects over an alley shall not project over the alley by more than three (3) feet.

f. Shall be placed at least fifteen (15) feet above all vehicle access routes.

g. Shall be placed at least seven (7) feet six (6) inches above all other public rights-of-way and private sidewalks.

h. If a projecting sign projects over the public right-of-way, then an encroachment permit shall be required.

(6) *Marquee signs.*

a. May project below the lower edge of a canopy or covering structure a maximum of twelve (12) inches.

b. Shall not project above a roof.

- c. Shall have a ground clearance of at least seven (7) feet six (6) inches above the grade of an adjacent sidewalk.
- d. If a marquee sign projects over the public right-of-way, then an encroachment permit shall be required.
- (7) Wall art displays. Wall art displays that include electrical or mechanical components shall not project more than six (6) inches from the plane of the wall upon which such display is painted or affixed. Wall art displays shall not be internally illuminated or animated signs.
- (8) Combined total area allowance. The combined total area of all signs on a lot shall not exceed two (2) square feet per linear foot of lot street frontage or sixty (60) square feet, whichever is more, unless otherwise provided by this chapter. If a building fronts on two (2) or more streets, then the owner shall choose one (1) street frontage for the purpose of computing allowable sign area.
- (9) Street frontage limitation. No more than two (2) freestanding and/or ground monument signs, combined, shall be allowed per lot street frontage.
(Ord. No. 4692, § 2, 10-30-17; [Ord. No. 4906](#), § 8, 3-25-24)

Comprehensive Plan:

The subject property is located in the Comprehensive Plan's Future Land Use Map designation of Downtown. Downtown Lewiston is the heart of the community and is home to many historic structures. It includes the West End Historic District which provides design guidelines for the area. Downtown has a diverse and unique architectural character with a blend of styles that range from Colonial to Art Deco. A Downtown Master Plan from 2019 identifies the need for additional infill development, reuse of upper stories in existing buildings for housing, and improvements in utilities, circulation, and connections to the waterfront.

The vibrant, historic Downtown is the heart of Lewiston. Downtown is characterized by its pedestrian orientation, waterfront location, and density with zero-setback buildings often with very high building to lot area ratio and no off-street parking. It provides a wide range of uses (office, retail, service, residential) and areas for events, entertainment and public art. Building frame the public right-of-way with continuous commercial frontage, creating a comfortable walkable environment.

Examples in Downtown include mixed-use developments, office, apartments, residential uses above or behind commercial uses, eating and drinking establishments, retail stores, and commercial entertainment businesses.

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

- CC.1 Strengthen Downtown's role as the heart of the community
- CC.1. Build vibrancy through the enhancement of existing assets. Maximize the impact of existing buildings with continued renewal and reuse of underutilized structures and lots to establish additional vibrancy Downtown.
- CC.1.2 Develop Downtown's historic identity. Preserve and reinvigorate Downtown's architectural heritage with further preservation of historic buildings and thoughtful redevelopment and infill projects in and around Downtown.

LU.1 Accommodate future development and redevelopment
LU.1.1 Optimize compatibility. Align incompatible zoning and land uses and development regulations with the Future Land Use Map to establish consistent and compatible growth patterns.
LU.1.3 Balance land uses. Establish land use patterns that accommodates various land uses in proportion to the needs of the community.
LU.1.3.1 Utilize form-based zoning, particularly in downtown, Snake River Avenue and along East Main Street, to reinforce a walkable, urban character and allow for a wide range of compatible uses.
ED.1.2 Enhance business recruitment and expand relocation support. Support business attraction and recruitment efforts by identifying metrics, incentives, and benefits for target industries.
ED.1.4 Encourage retail, entertainment, and recreational industries. Solidify Lewiston's place as an economic, social, and recreational center for people throughout the region.
ED.1.4.3 Work with partners to pursue development or redevelopment that attracts retail and entertainment uses in Lewiston.
ED.4.1 Encourage downtown revitalization with improvements. Invest in strategic improvements to drive further investment interest.
ED.4.3 Re-envision underutilized retail spaces. Accommodate a wider range of uses such as mixed use to better meet changing market demands.

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 an approximately half acre lot that contains a commercial building and parking lot. It is situated between Main Street and D Street with the front of the building facing Main Street and the rear entrance and parking lot facing D Street. The subject property has housed the Sylvan's Furniture store for many years and was recently purchased by Walker's Furniture. The subject property is located in the Central Commercial, C5, Zone and is located in the West End Historic District expansion area that was completed in July of 2019.

The existing signage for Sylvan's Furniture was last updated in 2014 (per permit records). At that time the sign code allowed for (Sec 30-49. Wall signs) "a maximum of three (3) wall signs may be placed on one wall, but no more than four (4) wall signs maybe placed on the entire building. The display surface of all wall signs on any one (1) wall shall not exceed ten (10) percent total area of the wall on which they are located" and (Sec. 30-47. Projecting signs) "...no sign shall project below a ten (10) foot clearance between the sign and the grade below. Projecting signs may project over public property a maximum of two-thirds (2/3) distance to curb but in no case closer than two (2) feet of the back of the curb. The maximum sign area of that portion of a projecting sign which projects

over public property shall be sixty (60) square feet.”. The sign code prior to the 2017 amendment is included as an attachment to this report.

Chapter 30, Sign Code was amended in 2017 and the subject property was included in the West End Historic District in 2019. The West End Historic District allows for “thirty-two (32) square feet for more than 30 linear feet of lot street frontage.” The subject property has two (2) street lot frontages and would be allowed sixty-four (64) square feet of signage.

Current Sylvan Furniture signage includes a digital message center (40 square feet) and cabinet sign (85 square feet) on the west side of the building, a wall sign (132 square feet) and a digital message center (42.5 square feet) on the east side of the building, a wall sign (42.5 square feet) on the north side of the building and a projecting sign (7.5 square feet), which is 344.5 square feet of signage.

The applicant is requesting approximately 365.5 square feet of replacement signage. This includes replacing the digital message center and cabinet sign on the west side of the building with a single, internally lit, cabinet sign of 170 square feet (45 square feet larger than current). Replacing the existing electronic message center on the east side of the building with a new electronic message center of 42.5 square feet (same size as current). Replacing the existing wall sign on the east side of the building with a new wall sign 109 square feet in size (23 square feet smaller). Replacing the existing wall sign on the north side of the building with a wall sign of 36.5 square feet (6 square feet smaller). And replacing the existing projecting sign on the south side of the building with a new projecting sign of 7.5 square feet (same size).

If the subject property were **not** in the West End Historic District, it would have to follow the current sign code Sec 30-14 Signs in the local commercial (C-1) and the central commercial (C-5) zone. This would allow:

(1) *Wall signs.*

- a. Shall not exceed twenty-five (25) percent of the wall area on which such sign is located, including the area of any parapet. Such signs may be located under eaves.
- b. Shall not extend above the wall roofline or above the top of a parapet wall, whichever is higher.
- c. May be internally illuminated signs, but shall not be animated signs, in the local commercial (C-1) zone.
- d. May be internally illuminated and/or animated signs in the central commercial (C-5) zone.

(5) *Projecting signs.*

- a. Shall be prohibited in the local commercial (C-1) zone.
- b. One (1) projecting sign is allowed per street frontage in the central commercial (C-5) zone.
- c. Shall not exceed sixty (60) square feet.
- d. Shall be spaced at least fifteen (15) feet apart.

- e. May project over the public right-of-way a maximum of two-thirds ($\frac{2}{3}$) of the distance from the outer edge of the building to which such sign is attached to the adjacent curb; provided, that such sign shall not project closer than two (2) feet to the edge of the adjacent curb. A projecting sign that projects over an alley shall not project over the alley by more than three (3) feet.
- f. Shall be placed at least fifteen (15) feet above all vehicle access routes.
- g. Shall be placed at least seven (7) feet six (6) inches above all other public rights-of-way and private sidewalks.
- h. If a projecting sign projects over the public right-of-way, then an encroachment permit shall be required.

(8) *Combined total area allowance.* The combined total area of all signs on a lot shall not exceed two (2) square feet per linear foot of lot street frontage or sixty (60) square feet, whichever is more, unless otherwise provided by this chapter. If a building fronts on two (2) or more streets, then the owner shall choose one (1) street frontage for the purpose of computing allowable sign area.

The subject property has one (1) street lot frontage of 75 feet and one (1) street lot frontage of 100 feet, so the subject property would be allowed 200 square feet of signage.

The subject property is a party wall style building but is taller than the adjacent building on the west side, allowing for more signage to be displayed. A majority of the surrounding buildings are also party wall style buildings but are similar in height to their immediately adjacent neighbors and do not have the additional wall space that the subject property does.

Surrounding properties mainly have projecting signs over entrance doorways and window signs on the street facing display windows. Window signs do not require sign permits and do not count towards the total square footage allowed but do require a Certificate of Appropriateness from the Historic Preservation Commission. The applicant is not showing any proposed window signage.

The applicant has gone through the Certificate of Appropriateness application process with the Historic Preservation Commission and was granted a conditional Certificate of Appropriateness pending the Planning and Zoning Commission's decision on the requested sign waiver.

The Planning and Zoning Commission must make its decision on VAR-26-1 based upon the six criteria listed in Lewiston City Code Section 30-23. The Commission may approve, in full or in part, deny, or approve with conditions that "...protect the interests of the surrounding property or neighborhood and to achieve the purposes..." of Lewiston City Code Chapter 30 (the Sign Code).

Any approval of VAR-26-1 shall become void after twelve months unless the applicant has applied for a related sign permit or unless the applicant shows, and the Community Development Department determines that the applicant has

made substantial progress towards completion of the signage (LCC Sec. 30-23(1) & (2)).

Relevant Criteria and Standards:

• **Sec. 30-23. - Waivers.**

(a) This section shall not apply to signs located in or over the public right-of-way. Any decision made by the public works department regarding such signs shall be final.

(b) The planning and zoning commission may authorize waivers from the requirements of this chapter where it can be shown that the requirements of this chapter would cause undue hardship or result in a situation or condition inconsistent with the intent of this chapter, as identified in [section 30-2](#) of this chapter. In considering an application for a waiver, the planning and zoning commission shall consider:

(1) The minimum waiver necessary to overcome the hardship described in the application;

(2) Whether the grant of the waiver would be detrimental to:

a. The purposes of this chapter;

b. The characteristics of the zone, district, or property in the vicinity of the premises on which a sign is proposed to be or is located; or

c. The objectives of the city's comprehensive plan;

(3) Whether conditions should be attached to the granting of a waiver to achieve the purposes of this chapter;

(4) Whether granting the waiver, in full or in part, would improve the appearance of the sign, building, or premises on which the sign is proposed to be or is located;

(5) Whether inherent difficulties of terrain exist on the premises on which the sign is proposed to be or is located; and

(6) Whether the proposed waiver is in conflict with the public interest.

(c) The planning and zoning commission shall not grant a waiver for a sign that is not authorized within the zone in which the proposed sign would be located.

(d) An applicant for a sign permit may request a waiver from the requirements of this chapter by filing an application with the department, which application shall be available from the department. An applicant shall also pay the application fee, as adopted by resolution of the city council. The applicant shall submit such application and application fee to the department at least twenty (20) calendar days prior to the meeting at which the application will be considered.

(e) The planning and zoning commission shall hold a hearing on an application for a waiver within thirty (30) calendar days of receipt of such application. Notice of such hearing shall be provided as required by [section 37-184\(b\)](#) of this Code. The planning and zoning commission shall issue a written decision within twenty (20) calendar days after the hearing.

(f) The planning and zoning commission may grant, in full or in part, or deny a variance application. The planning and zoning commission may place conditions on the grant of a waiver to protect the interests of the surrounding property or neighborhood and to achieve the purposes of this chapter.

(g) A person aggrieved by the decision of the planning and zoning commission may appeal such decision to the city council, as set forth in [section 30-22](#) of this Code.

(h) Authorization of a waiver shall be void after twelve (12) months unless:

(1) The applicant has applied for a sign permit; or

(2) The department has determined that the applicant has made substantial progress towards completion of the sign.

(i) Once granted, a waiver is permanent.

(Ord. No. 4692, § 2, 10-30-17; [Ord. No. 4906](#), § 10, 3-25-24)

Prepared By:

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P.O.Box 617

Lewiston, ID 83501

**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
WRITTEN DECISION FOR GRANTING OR DENIAL OF
SIGN CODE WAIVER**

This document shall serve as memorialization of the rationale for the granting or denial of a waiver from the Sign Code (Chapter 30 of the Lewiston City Code), which shall be based upon the relevant criteria and standards set forth in Lewiston City Code § 30-23(b).

I. APPLICATION NUMBER:

II. APPLICANT'S NAME AND ADDRESS:

III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:

IV. DATE OF PUBLIC HEARING:

V. NAME OF HEARING BODY:

Lewiston Planning and Zoning Commission

VI. NATURE OF APPLICATION:

VII. DECISION:

The Lewiston Planning and Zoning Commission [APPROVES/DENIES] [INSERT APPLICATION NUMBER].

VIII. CONDITIONS OF APPROVAL:

Pursuant to Lewiston City Code § 30-23(f), the Planning and Zoning Commission may place conditions on the grant of a waiver to protect the interests of the surrounding property or neighborhood and to achieve the purposes of the Sign Code. This waiver is subject to the following conditions:

[INSERT CONDITIONS]

IX. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

X. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this waiver. The Planning and Zoning Commission shall consider:

1. The minimum waiver necessary to overcome the hardship described in the application. Applicable commentary:

2. Whether the grant of the waiver would be detrimental to: (a) the purposes of Chapter 30 (Sign Code); (b) the characteristics of the zone, district, or property in the vicinity of the premises on which a sign is proposed to be or is located; or (c) the objectives of the City's Comprehensive Plan. Applicable commentary:

3. Whether conditions should be attached to the granting of a waiver to achieve the purposes of Chapter 30 (Sign Code). Applicable commentary:

4. Whether granting the waiver, in full or in part, would improve the appearance of the sign, building, or premises on which the sign is proposed to be or is located. Applicable commentary:

5. Whether inherent difficulties of terrain exist on the premises on which the sign is proposed to be or is located. Applicable commentary:

6. Whether the proposed waiver is in conflict with the public interest. Applicable commentary:

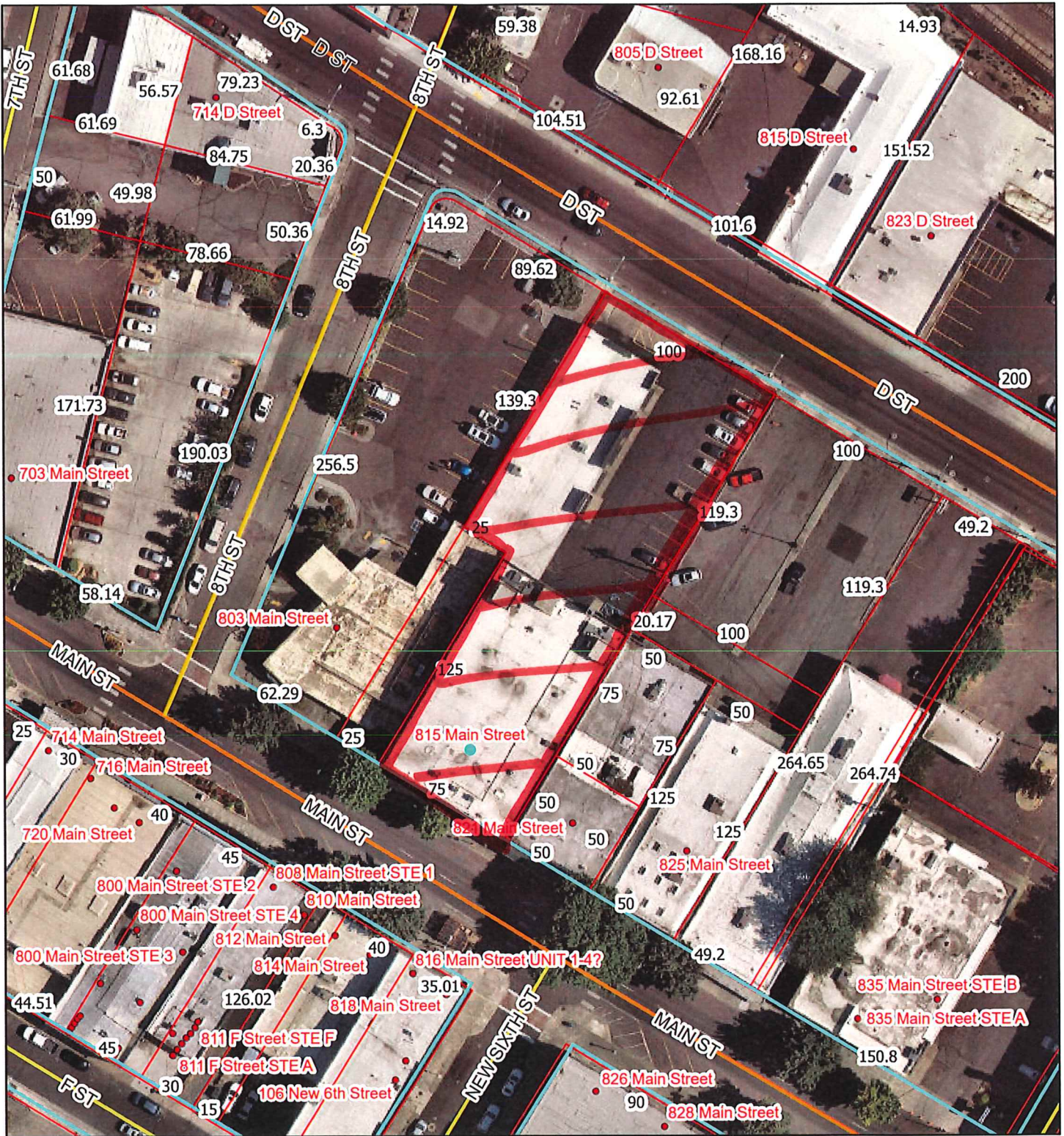
NOTICE TO APPLICANT: Pursuant to Lewiston City Code §§ 30-22 and 30-23(g), a person aggrieved by the decision of the Planning and Zoning Commission may appeal such decision to the Lewiston City Council by filing a written notice of appeal with the City Clerk within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14th) day after receipt of such written order or decision. The notice of appeal shall specify the grounds for the appeal. If an appeal is not filed within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14th) day after receipt of the Planning and Zoning Commissioner's decision, then the decision shall be final. A person aggrieved by a final decision of the Planning and Zoning Commission or the Lewiston City Council is entitled to judicial review only as provided by law.

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

Printed: _____

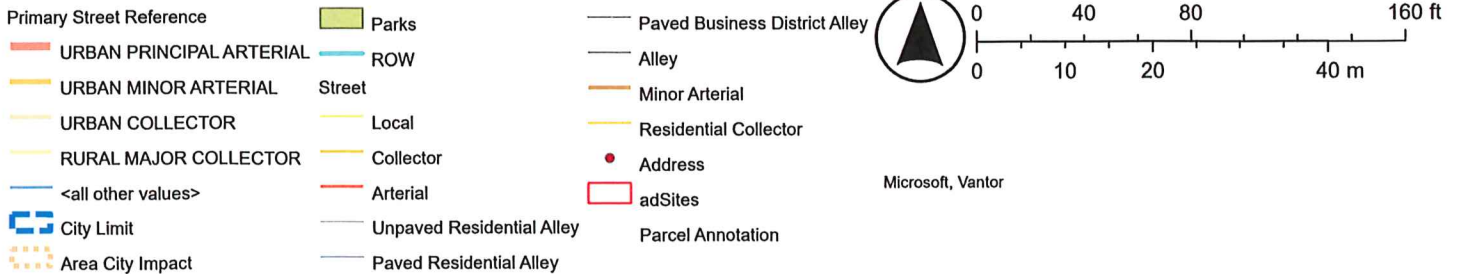
Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Specialist



5/5/2026, 1:11:16 PM

1:859



VAR-26-1

City of Lewiston

SUBJECT PROPERTY



5/5/2026, 1:16:29 PM

1:3,336

Primary Street Reference

- URBAN PRINCIPAL ARTERIAL
- URBAN MINOR ARTERIAL
- URBAN COLLECTOR
- RURAL MAJOR COLLECTOR

- <all other values>
- City Limit
- Area City Impact
- Parks
- West End Historic District view

- ROW
- Street
- Local
- Collector
- Arterial

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

- Residential Collector
- Address
- adSites

