



**Lewiston City Council  
SPECIAL MEETING AGENDA  
May 18, 2026 - 6:00 PM  
Lewiston City Library – Second Floor Event Space – 411 D Street  
Lewiston, Idaho 83501**

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

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. CITIZENS COMMENTS**

This is an opportunity for individuals wishing to comment on agenda items or other matters they wish to bring to the Council's attention, excluding those scheduled for a public hearing. As there may not be another opportunity to comment once an agenda item is addressed, individuals are encouraged to speak at this time. Individuals are encouraged to discuss operational issues in advance with the Mayor. In consideration of others wishing to speak, commentary is limited to three (3) minutes.

**IV. ACTIVE AGENDA**

**A. MARTIN'S MEADOWS 2ND ADDITION FINAL PLAT:** Considering approving the final plat and associated Reasoned Statement of Relevant Criteria and Standards, which proposes to re-plat approximately 2.41 acres of Lot 7 of the original Martin’s Meadows Addition administrative plat into 7 residential lots, located on the south side of Alder Avenue between 17th Street and 18th Street - Action Item (City Surveyor Mark Weigand)

**B. ORDINANCES**

**1. SECOND AND THIRD READINGS**

**a. ORDINANCE 4962:** Considering implementing the City Council's decision in ANX26-1 to annex land into the Lewiston City limits - Action Item (Assistant Planner Katie Hollingshead)

**2. ADOPTION AND APPROVAL OF ORDINANCE SUMMARIES**

**a. ORDINANCE 4962:** - Action Item

**C. RESOLUTION 2026-15:** Considering implementing the City Council's decision in CPA26-1, and amending the City of Lewiston's official Comprehensive Land Use Plan, Future Land Use Map - Action Item (Assistant Planner Katie Hollingshead)

**D. ORDINANCES**

**1. SECOND AND THIRD READINGS**

- a. **ORDINANCE 4963**: Considering implementing the City Council's decision in ZNC26-1, declaring that certain newly-annexed real property be included in the City of Lewiston Low Density Residential (R-2) Zone and amending the official Zoning Map of the City of Lewiston - Action Item (Assistant Planner Katie Hollingshead)
- b. **ORDINANCE 4964**: Considering amending Section 39-1 of the Lewiston City Code to update the City of Lewiston Area of City Impact Boundary Map - Action Item (Assistant Planner Katie Hollingshead)

**2. ADOPTION AND APPROVAL OF ORDINANCE SUMMARIES**

- a. **ORDINANCE 4963**: - Action Item
- b. **ORDINANCE 4964**: - Action Item

- E. REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR ZNC26-1**: Considering approving the Reasoned Statement of Relevant Criteria and Standards for ZNC26-1 - Action Item (Assistant Planner Katie Hollingshead)

**V. UNFINISHED AND NEW BUSINESS**

- A. CITY COUNCILOR COMMENTS**: Comments shall not be related to an item currently before the City Council or an item that may come before the City Council in the foreseeable future, and shall be limited to comments, not discussion.

**B. MAYOR COMMENTS**

**VI. ADJOURNMENT** - 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.



## CITY COUNCIL MEETING AGENDA ITEM SUMMARY

<p><b>ITEM TITLE</b> MARTIN'S MEADOWS 2ND ADDITION FINAL PLAT</p>	<p><b>AGENDA NO.</b> IV. A.  <b>AGENDA DATE:</b> May 18, 2026</p>
<p><b>ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.)</b></p> <p>At their March 26, 2025, regular meeting, the City of Lewiston Planning and Zoning Commission considered the Martin’s Meadows 2nd Addition, Preliminary Plat, and voted unanimously to recommend approval of the plat as presented, to the Lewiston City Council. The Lewiston City Council accepted the Lewiston Planning and Zoning Commission’s recommendation and voted to approve the preliminary plat on April 14, 2025.</p> <p>The Martin’s Meadows, 2nd Addition final subdivision plat proposes to re-plat approximately 2.41 acres of Lot 7 of the original Martin’s Meadows Addition administrative plat into 7 residential lots. Martin’s Meadows 2nd Addition is located on the south side of Alder Avenue between 17th Street and 18th Street. An existing single family residence currently occupies Lot 7 of the Martin’s Meadows Addition, and the existing residence will occupy Lot 4 of the proposed Martin’s Meadows 2nd Addition subdivision. The remaining developable property is located in the center of the block, and a new public street, approximately 419 feet in length, and associated public utilities have been constructed to service the seven new lots of the finished subdivision. The new street, proposed to be named Martin Court, has 50 feet of available right-of-way width available to connect to Alder Avenue at the north end, and incorporates a cul-de-sac turn-around with a 50 foot right-of-way radius at its southerly terminus. With the construction and dedication of the new proposed public street, all seven proposed lots will be “standard” lots that have frontage on an improved public street that meets or exceeds the minimum lot width for the applicable R1 Zone. The proposed subdivision is located in the Lewiston Orchards Irrigation District and Central Orchards Sewer District, and infrastructure has been installed to allow the utility districts to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight will also provide utility service to the new lots.</p> <p>The subject property is zoned R1, and the proposed lot configurations adhere to the requirements of that zone as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.</p> <p>The final subdivision plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32, and Title 50, Chapter 13 of Idaho Code.</p>	

**BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources)**

Approval of this final subdivision plat will result in future impacts on Public Works' staff and budgets due to the required maintenance associated with public improvements constructed as part of the completed development.

**ACTION PROPOSED**

City staff recommend that the Lewiston City Council approve the Martin's Meadows 2nd Addition, final subdivision plat as presented. A draft reasoned statement, with entries based on the information contained in the staff report, has been attached to the information packet for your consideration or use, at your discretion.

RECORDING INFORMATION

MARTIN'S MEADOWS 2ND. ADDITION

A SUBDIVISION OF A PORTION OF LOT 7 MARTIN'S MEADOWS PLAT, INS. NO.633285  
 BEING A SUBDIVISION OF  
 LOT 7, BLOCK 86, LEWISTON ORCHARDS  
 TRACT NO. 12, BEING PART OF SECTION 15, T.35N., R.5W., BOISE MERIDIAN  
 CITY OF LEWISTON, COUNTY OF NEZ PERCE, STATE OF IDAHO

LEGAL DESCRIPTION S. 15, T 35 N, R 5 W

COMMENCING AT THE INTERSECTION OF EIGHTEENTH STREET AND POWERS AVENUE; THENCE NORTH 89°40'14" WEST, A DISTANCE OF 358.20 FEET; THENCE NORTH 01°03'11" EAST, A DISTANCE OF 152.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°40'14" WEST, A DISTANCE OF 331.09 FEET; THENCE NORTH 01°02'40" EAST, A DISTANCE OF 246.59 FEET; THENCE SOUTH 89°44'16" EAST, A DISTANCE OF 140.04 FEET; THENCE NORTH 01°03'11" EAST, A DISTANCE OF 242.72 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°47'30"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 31.69 FEET; THENCE SOUTH 89°44'16" EAST, A DISTANCE OF 90.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 00°15'44" WEST, A RADIAL DISTANCE OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°12'30", A DISTANCE OF 31.14 FEET; THENCE SOUTH 01°03'11" WEST, A DISTANCE OF 167.27 FEET; THENCE SOUTH 89°44'16" EAST, A DISTANCE OF 140.09 FEET; THENCE SOUTH 01°03'11" WEST, A DISTANCE OF 322.98 FEET TO THE TRUE POINT OF BEGINNING.

CITY ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LEWISTON, IDAHO.

*Blake Antonich* 10362 5/1/26  
 ENGINEER, CITY OF LEWISTON, IDAHO LICENSE NO. DATE

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE DEDICATIONS AND EASEMENTS SHOWN HEREON WERE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LEWISTON, IDAHO AT A MEETING WITH A QUORUM PRESENT, HELD ON THE DAY OF \_\_\_\_\_, 20\_\_.

CITY CLERK, CITY OF LEWISTON, IDAHO DATE

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH REQUIREMENTS OF TITLE 50, CHAPTER 13, IDAHO CODE.

*W. J. J.* 10540 5-11-2026  
 SURVEYOR, CITY OF LEWISTON, IDAHO LICENSE NO. DATE

SURVEYOR'S CERTIFICATE

I, TERRY T. GOLDING, PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY CERTIFY THAT I HAVE SURVEYED MARTIN'S MEADOWS 2ND. ADDITION TO THE CITY OF LEWISTON, IDAHO AS SHOWN HEREON AND THAT THIS PLAT REPRESENTS A SURVEY PERFORMED BY ME, UNDER MY DIRECTION AND COMPLIES WITH THE APPLICABLE REQUIREMENTS OF TITLE 50, CHAPTER 13, AT THE REQUEST OF BRIAN MARTIN IN FEBRUARY, 2026.

*Terry T. Golding* 05/06/2026  
 TERRY T. GOLDING IDAHO PROFESSIONAL LAND SURVEYOR # 7379

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL OF THE AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR 2025 AND PRECEDING YEARS.

*Jamellea Braddock deputy* 5/7/2026  
 JAMELLEA BRADDOCK DEPUTY COUNTY TREASURER DATE

PUBLIC HEALTH-IDAHO NORTH CENTRAL DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.

*Bonnie Waldman/PHS* 5-7-2026  
 BONNIE WALDMAN, PHD ENVIRONMENTAL HEALTH SPECIALIST NORTH CENTRAL HEALTH DEPARTMENT. DATE

OWNER'S DEDICATION CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED AND PLATTED PROPERTY DO HEREBY CERTIFY THAT WE INTEND TO SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS INSTRUMENT. THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT WE HEREBY DEDICATE TO THE PUBLIC FOREVER, THOSE STREETS AND EASEMENTS AS SHOWN PLATTED HEREON. WE ALSO DO HEREBY CERTIFY THAT ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE LEWISTON ORCHARDS IRRIGATION DISTRICT, WHO HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS.

*Brian L. Martin* 5/7/26 *Susan K. Martin* 5/7/26  
 BRIAN L. MARTIN SUSAN K. MARTIN DATE  
*Brad Antonich* 5/7/26 *Connie D. Martin* 5-7-26  
 BRAD A. MARTIN CONNIE D. MARTIN DATE  
*Brian L. Martin* 5/7/26  
 BRIAN L. MARTIN DATE

ACKNOWLEDGMENT

STATE OF IDAHO )  
 COUNTY OF NEZ PERCE ) SWORN STATEMENT  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
*Brian Martin Susan Martin Brad Antonich Connie Jo Martin*  
 Brian Martin  
 KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING OWNERS' CERTIFICATE, A FREE AND VOLUNTARY ACT AND DEED.

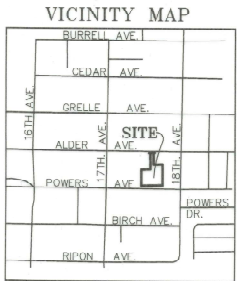
IN WITNESS WHEREOF, THIS 7 DAY OF May, 2026  
 I SET MY HAND AND AFFIX MY SEAL.

*Wanda A. DeGroot*  
 NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO  
 RESIDING AT Lewiston  
 MY COMMISSION EXPIRES 10/07/2031

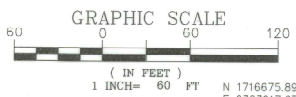
FUTURE DEVELOPMENT NOTE

Future Development Note: Future development of the lots created by this subdivision plat require building permits based on plans complying with all City of Lewiston codes, duly adopted at the time of development, governing construction of buildings and adjacent public improvements. Prior to developing a lot, the owner or prospective owner is responsible for due diligence research to apprise themselves of all development requirements. Those requirements may or may not have been identified during the subdivision process and may or may not be shown on the plat. The City of Lewiston is not responsible for any losses, financial or otherwise, resulting from the unsuitability of a lot for a specific use.

GOLDING SURVEYING & MAPPING  
 11450'X  
 P.O. BOX 1010 • LEWISTON, IDAHO • 83501 • (208) 746-0720



LEWISTON ORCHARDS TRACT 12, BLOCK 86



OWNER'S INFO.  
 BRIAN MARTIN ETAL  
 1728 ALDER AVE.  
 LEWISTON, IDA 83501  
 208: 750: 6864

- LEGEND  
 ▲ = CALCULATED POSITION ONLY, NO CORNER SET THIS SURVEY.  
 ● = FOUND MONUMENT AS SHOWN.  
 ○ = SET OR PREVIOUSLY SET 5/8" DIA BY 30" LONG REDAR & CAP MK'D. "PLS 7379" UNLESS OTHERWISE STATED.  
 ⊙ = 5/8" DIA BY 30" LONG REDAR W/ 2" DIA. ALUMINUM CAP MK'D. "PLS 7379, IN CITY OF LEWISTON WELL CASING.  
 ( ) = RECORDED BEARINGS OR DISTANCES.  
 - - - = SUBDIVISION BOUNDARY.

PLAT PREPARED ON: FEBRUARY 9, 2026  
 REVISED ON: APRIL 30, 2026

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS 1983 IDAHO STATE PLANE COORDINATE SYSTEM WEST ZONE, AND WAS DEVELOPED FROM AN OPUS/DPOS POST PROCESSED POSITION OF OVER 4 HOURS. LOCAL BASIS OF BEARINGS IS THE CENTERLINE OF POWERS AVENUE AS SHOWN.

EXISTING ZONING: R1 RESIDENTIAL

TOTAL ACREAGE: 2.41 ACRES

TOTAL NUMBER OF LOTS: 7

STORM WATER NOTE:

STORM WATER WILL BE REQUIRED TO BE DETAINED ON SITE.

UTILITY SERVICE PROVIDERS:

AVISIA, CENTURY LINK, SPARKLIGHT, C.O.S.D. & L.O.I.D. HAVE AGREED TO PROVIDE SERVICES.

RECORD LEGAL DESCRIPTION

Lot 7 of Martin's Meadows Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Nez Perce County, Idaho, under recorder's instrument No. 633285.  
 EXCEPTING THEREFROM: that part of Lot 7 of Martin's Meadows Addition to the City of Lewiston, according to the official plat thereof, recorded in CAR II 3558, Official Records of Nez Perce County, Idaho, described as follows: Commencing at the Southwest corner of Lot 5 of Martin's Meadows Addition said point the True Point of Beginning; thence South 00°09'57" East for a distance of 76 feet; thence North 89°03'07" East for a distance of 140.06 feet; thence North 00°09'23" West for a distance of 76 feet to the Southeast corner of said Lot 5 of Martin's Meadows Addition; thence South 89°03'07" West a distance of 140.06 feet to the Point of Beginning.  
 AND EXCEPTING: That of part of Lot 7 of Martin's Meadows Addition, according to the official plat thereof, recorded in CAR II 3558, Official Records of Nez Perce County, Idaho, described as follows: Commencing at the Southwest corner of Lot 6 of Martin's Meadows Addition, said point being the True Point of Beginning; thence South 00°09'57" East for a distance of 76 feet; thence North 89°03'07" East for a distance of 140.06 feet to the East line of said Lot 7; thence North 00°09'23" West for a distance of 76 feet to the Southeast corner of said Lot 6 of Martin's Meadows Addition; thence South 89°03'07" West a distance of 140.06 feet to the Point of Beginning.  
 FURTHER EXCEPTING: that part of Lot 7 of Martin's Meadows Addition to the City of Lewiston, according to the official plat thereof, recorded as Instrument No. 633285, records of Nez Perce County, Idaho described as follows: Commencing at the Southwest corner of Lot 5 of Martin's Meadows Addition; thence South 00°09'57" East, a distance of 76.01 feet to the True Point of Beginning; thence continuing South 00°09'57" East, a distance of 76.01 feet to a rebar; thence North 89°03'07" East, a distance of 140.04 feet to a rebar; thence North 00°09'23" West, a distance of 76.01 feet to a rebar; thence South 89°03'07" West, a distance of 140.05 feet to the True Point of Beginning.

BLAKE ADDITION  
 INSTRUMENT NO. 637369

WAGNER ADDITION  
 INSTRUMENT NO. 562011

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH.DIST.
C1	90°47'30"	20.00	31.69	N44°20'31"W	28.48
C2	89°12'30"	20.00	31.14	S42°39'29"W	28.09
C3	49°59'41"	20.00	17.45	N26°03'04"E	16.90
C4	50°47'11"	50.00	44.32	S23°39'19"W	42.88
C5	89°12'30"	50.00	77.85	S44°20'31"E	70.92
C6	90°47'30"	50.00	79.23	N45°39'29"E	71.20
C7	49°12'21"	50.00	49.94	N24°20'22"W	41.03
C8	49°59'41"	20.00	17.45	S23°56'37"E	16.90

UTILITY NOTES:

- U1 = EXISTING 10' WIDE EASEMENT FOR PUBLIC SERVICES AND UTILITIES.
- U2 = 10' WIDE EASEMENT FOR PUBLIC SIDEWALK, UTILITY AND STORM WATER PURPOSES DEDICATED HEREON.
- U3 = 10' WIDE EASEMENT FOR PUBLIC SERVICES AND UTILITIES DEDICATED PER INSTRUMENT NO. 917924.
- U4 = 10' WIDE EASEMENT FOR PUBLIC SERVICES AND UTILITIES DEDICATED PER INSTRUMENT NO. 764730.

EIGHTEENTH STREET

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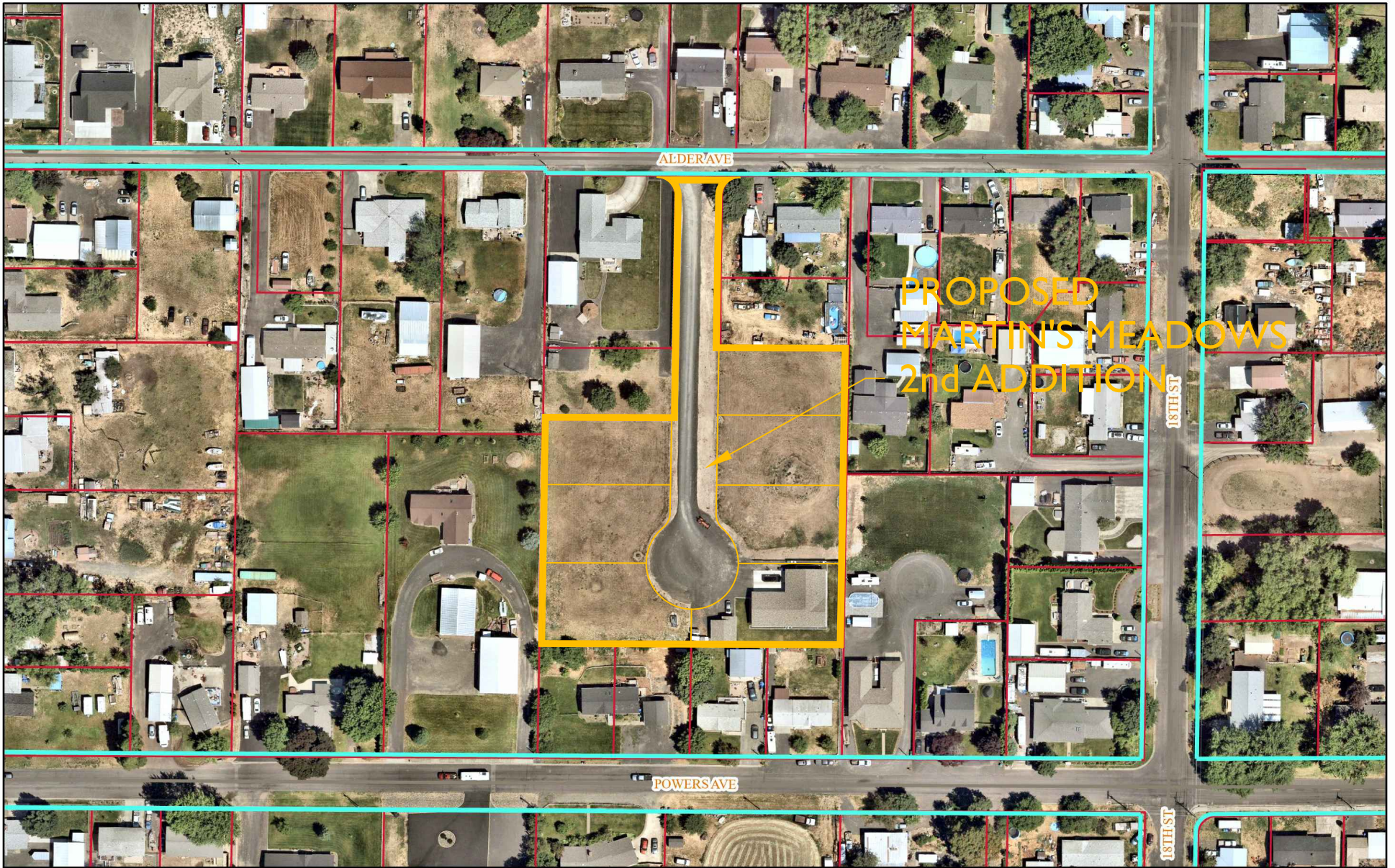
EIGHTEENTH STREET

30'

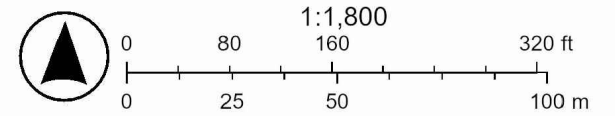
30'

EIGHTEENTH STREET

# City of Lewiston



3/18/2025, 3:25:47 PM



City of Lewiston Surveying, Nez Perce County GIS, Maxar

**LEWISTON CITY COUNCIL  
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS  
FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A  
SUBDIVISION PLAT**

This document shall serve as memorialization of the rationale by the Lewiston City Council for the approval, approval with conditions, or denial of a Subdivision Plat, 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:**  
SUBF26-0002
  
- II. **APPLICANT’S NAME AND ADDRESS:**  
Brian Martin  
1728 Alder Avenue  
Lewiston ID, 83501
  
- III. **IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**  
A re-plat portions of Lot 7 of the original Martin’s Meadows Addition administrative plat, consisting of 2.41 acres, located on the south side of Alder Avenue between 17<sup>th</sup> Street and 18<sup>th</sup> Street, Lewiston, Idaho.
  
- IV. **IDENTIFICATION OF ZONING DISTRICT AND PROPOSED FUTURE LAND USE DESIGNATION OF SUBJECT PROPERTY:**  
Suburban Residential (R-1) Zone, Neighborhood Residential
  
- V. **DATE OF CONSIDERATION:**  
May 19, 2026
  
- VI. **NAME OF GOVERNING BODY:**  
Lewiston City Council
  
- VII. **NATURE OF SUBJECT APPLICATION:**  
Application for approval of subdivision plat.
  
- VIII. **DECISION:**  
The Lewiston City Council **APPROVES SUBF26-0002 (Martin’s Meadows 2<sup>nd</sup> Addition – Final Plat).**

**IX. RELEVANT CONTESTED FACTS RELIED UPON:**

The relevant contested facts relied upon are:

None.

**X. RELEVANT CRITERIA AND STANDARDS:**

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this subdivision administrative plat:

1. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 32 (Subdivisions) of the Lewiston City Code. Lewiston City Code § 32-2 (Purpose and Intent) states:
  - (a) The purpose of this chapter is to provide for the orderly growth and harmonious development of the City of Lewiston, to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to insure consideration for adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal descriptions; and to provide logical procedures for the achievement of this purpose.
  - (b) Its interpretation and application, the provisions of this chapter are intended to provide a common ground of understanding and a sound equitable working relationship between the public and private interests to the end that both independent and mutual objectives can be achieved in the subdivision of land. Applicable commentary:

The Martin’s Meadows, 2<sup>nd</sup> Addition final subdivision plat proposes to re-plat approximately 2.41 acres of Lot 7 of the original Martin’s Meadows Addition administrative plat into 7 residential lots. Martin’s meadows 2<sup>nd</sup> Addition is located on the south side of Alder Avenue between 17<sup>th</sup> Street and 18<sup>th</sup> Street. An existing single family residence currently occupies Lot 7 of the Martin’s Meadows Addition, and the existing residence will occupy Lot 4 of the proposed Martin’s Meadows 2<sup>nd</sup> Addition. The remaining developable property is located in the center of the block, and a new public street, approximately 419 feet in length, and associated public utilities have been constructed to service the seven new lots of the finished subdivision. The new street, to be named Martin Court, has 50 feet of available right-of-way width available which connects to Alder Avenue at the north end, and incorporates a cul-de-sac turn-around with a 50 foot right-of-way radius at its southerly terminus. With the construction and dedication of the new proposed public street, all seven proposed lots will be “standard” lots that have frontage on an improved public street that meets or exceeds the minimum lot width for the applicable R-1 Zone.

2. The proposed subdivision **will** be in conformance with the Lewiston Comprehensive Plan’s requirements and objectives. Applicable commentary:

The proposed subdivision is in conformance with the Lewiston Comprehensive Plan which includes the subject property in the Neighborhood Residential - Future Land Use Designation area. The proposed subdivision promotes the desired Neighborhood Residential characteristics by providing a relatively low intensity residential neighborhood with adequate street and utility access.

3. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 37 (Zoning Code) of the Lewiston City Code. Lewiston City Code § 37-2 (Purpose) states: “The purpose of this chapter is to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.” Applicable commentary:

The proposed plat adheres to the requirements for the R-1 Zone which were established to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.

4. The proposed subdivision **will** be in compliance with Chapter 37 (Zoning) of the Lewiston City Code standards (unless otherwise waived by Conditional Use Permit or Variance) to include meeting the minimum lot depth, minimum lot width, and minimum lot area standards as set forth by the zoning district which it is located in. Applicable commentary:

The proposed subdivision was reviewed by the City of Lewiston Community Development Department, and Community Development staff confirmed that the proposed subdivision is in compliance with applicable standards contained in Chapter 37 of Lewiston City Code, and meets the lot configuration requirements for lot width, lot depth, and lot size as established for the applicable R-1 zone.

5. The proposed subdivision **does** include the entire tract of land, unless an approved preliminary plat, planned unit development (PUD), or approved development master plan shows development in phases. Applicable commentary:

The plat area includes the applicants’ entire parcel as determined by a survey in the field conducted by an Idaho Licensed Land Surveyor.

6. The proposed subdivision **does not** contain all or any part of the site of a proposed park, school, flood control facility, or other public area as shown by the City’s Comprehensive Plan or future acquisitions map. Applicable commentary:

The approved City Comprehensive plan does not propose any public areas at this location.

7. The proposed subdivision **is not** within a known floodplain. Applicable commentary:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) do not indicate that the platted property is located in a designated floodplain.

8. The proposed subdivision **does not** have, in whole or in part, terrain having an average slope exceeding ten percent (10%). Applicable commentary:

The native slopes of all land located within the plat area were less than the 10% threshold. All constructed improvements were designed by an Idaho licensed engineer.

9. The final subdivision plat **is** in substantial conformance with the applicable preliminary plat previously approved by the Lewiston City Council. Applicable commentary:

The final plat is in substantial conformance to the preliminary plat that was approved by the City Council on April 14, 2025

10. All required Public Improvements **have** been completed and approved by the City Engineer, or the serving utility. Applicable commentary:

A new public street, approximately 419 feet in length, and associated public utilities have been constructed to service the seven new lots of the finished subdivision. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District, and infrastructure has been installed to allow the utility districts to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight will also provide utility service for the new lots.

11. The City Engineer **has** indicated approval of public improvements, the plat's conformance with the City Subdivision Ordinance, and a recommendation of approval of the subdivision plat to the City Council, by signing the Engineer's Certificate. Applicable commentary:

The City Engineer Certification was signed on May 11, 2026.

12. The City Surveyor **has** indicated the plat's conformance with the requirements of Title 50, Chapter 13, Idaho Code, and a recommendation of approval of the subdivision plat to the City Council, by signing the City Surveyor's Certificate. Applicable commentary:

The City Surveyor Certification was signed on May 11, 2026.

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 City Council reconsider its final decision within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14<sup>th</sup>) day after the City Council 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 a petition for judicial review of a final decision made by the City Council.

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:** \_\_\_\_\_  
Daniel G. Johnson, Mayor

**Date of Signature:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Tanya M. Brocke, City Clerk



## CITY COUNCIL MEETING AGENDA ITEM SUMMARY

<b>ITEM TITLE</b> ORDINANCE 4962	<b>AGENDA NO.</b> IV. B. 1. a.  <b>AGENDA DATE:</b> May 18, 2026
<b>ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.)</b>  Ordinance 4962 implements the council's decision in ANX26-1 to annex 34.34 acres of land, owned by Greco Land Development, LLC into the Lewiston City limits.	
<b>BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources)</b>  None.	
<b>ACTION PROPOSED</b>  Council approves Ordinance 4962 to annex 34.34 acres of land, owned by Greco Land Development, LLC into the Lewiston City limits.	

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(Above space for Recorder's use)

**CITY ORDINANCE NO. 4962**

**AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ANX26-1 TO ANNEX LAND INTO THE LEWISTON CITY LIMITS AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the real property described herein consists of approximately 34.34 acres owned by Greco Land Development LLC; and

**WHEREAS**, consistent with Idaho Code § 50-222(5)(a), Greco Land Development LLC has voluntarily requested annexation of a contiguous parcel of real property to the City of Lewiston and said parcel is included within the City of Lewiston Comprehensive Plan's area of annexation.

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

SECTION 1: The real property described in Exhibit A, attached hereto, and incorporated herein, is hereby annexed by the City of Lewiston and incorporated into the boundaries of the City of Lewiston. A depiction of said real property is attached hereto and incorporated herein as Exhibit B.

SECTION 2: The ordinance shall take effect and be in full force from and after its passage and publication.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF LEWISTON**

By: \_\_\_\_\_  
Daniel G. Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Tanya M. Brocke, City Clerk

STATE OF IDAHO            )  
  ) ss.  
County of Nez Perce        )

On this \_\_\_\_\_ day of \_\_\_\_\_ 2026, before me, a Notary Public, personally appeared Daniel G. Johnson and Tanya M. Brocke, known or identified to me as the Mayor and City Clerk, respectively, of the City of Lewiston, and stated that they have the authority to execute this instrument on behalf of the City of Lewiston, and did execute this instrument on behalf of the City of Lewiston.

\_\_\_\_\_  
Notary Public for the State of Idaho  
Commission Expires: \_\_\_\_\_

# Exhibit A

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

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

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

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

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

Thence along said south boundary the following two courses:

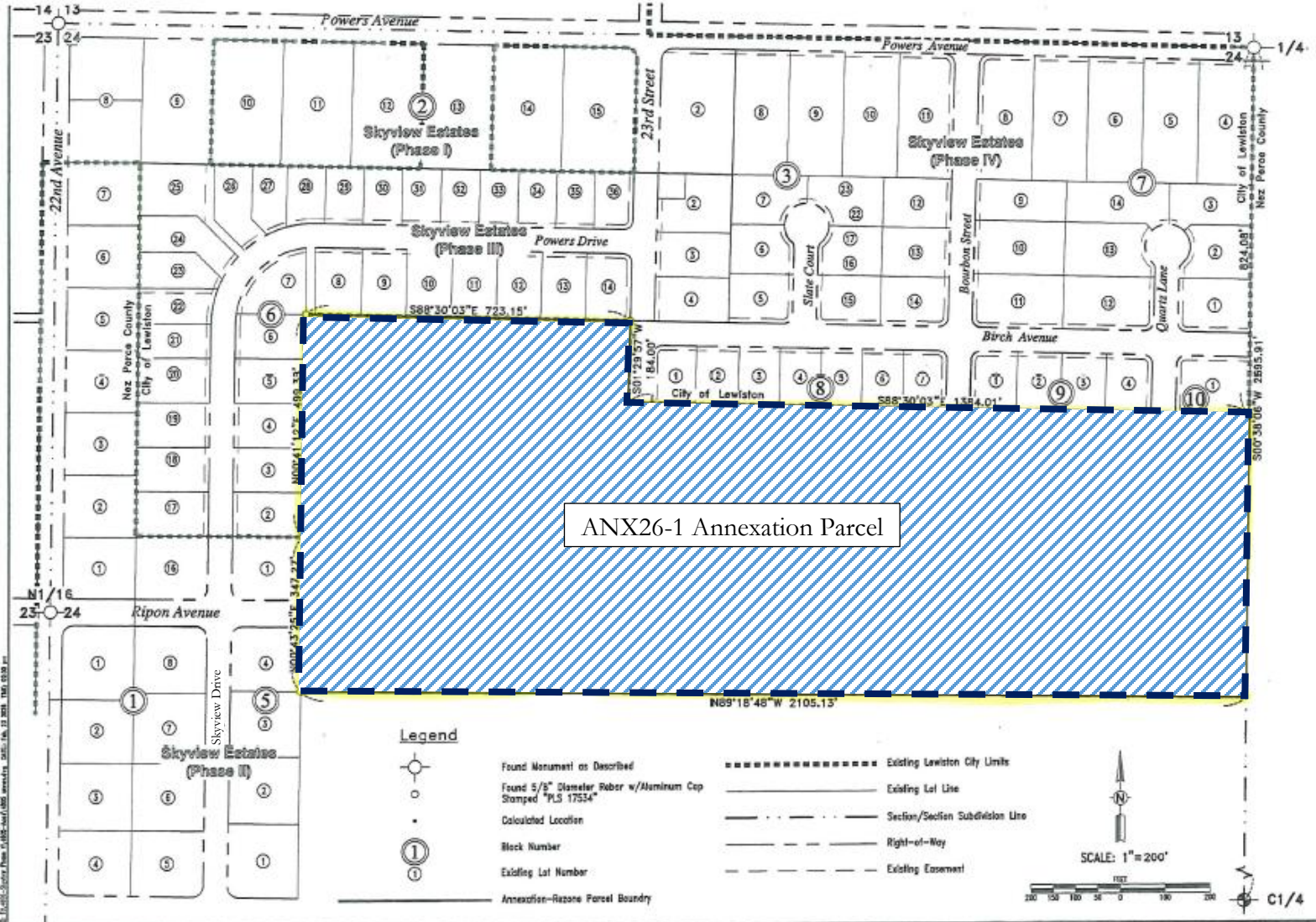
N00°41'12"E, 499.38 feet;

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

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

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

# Exhibit B



**CITY OF LEWISTON  
SUMMARY OF ORDINANCE NO. 4962**

**ORDINANCE NO. 4962: AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ANX26-1 TO ANNEX LAND INTO THE LEWISTON CITY LIMITS AND PROVIDING AN EFFECTIVE DATE.**

Section 1 annexes the real property described in Exhibit A into the City of Lewiston. Section 2 provides an effective date.

As required by Idaho Code § 50-901A, the following excerpt from Ordinance No. 4962 is required to be published in full:

...

SECTION 1: The real property described in Exhibit A, attached hereto and incorporated herein, is hereby annexed by the City of Lewiston and incorporated into the boundaries of the City of Lewiston. A depiction of said real property is attached hereto and incorporated herein as Exhibit B.

...

The real property described in Exhibit A does not yet have any assigned street address(es). Such real property is generally located south of Birch Avenue and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision.

Ordinance No. 4962 is effective upon passage and publication.

CITY OF LEWISTON

By: Daniel G. Johnson  
Mayor

Attest: Tanya M. Brocke  
City Clerk

The full text of this ordinance is available at the City Clerk's office, Lewiston City Hall, 1134 F Street, Lewiston, during regular business hours.

I, JENNIFER TENGONO, City Attorney, reviewed the foregoing Summary of Ordinance No. 4962. The summary is true and complete, and provides adequate notice to the public pursuant to Idaho Code § 50-901A.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jennifer Tengono  
City Attorney

### **EXHIBIT A**

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

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

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

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

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

Thence along said south boundary the following two courses:

N00°41'12"E, 499.38 feet;

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

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

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



## CITY COUNCIL MEETING AGENDA ITEM SUMMARY

<b>ITEM TITLE</b> RESOLUTION 2026-15	<b>AGENDA NO.</b> IV. C.  <b>AGENDA DATE:</b> May 18, 2026
<b>ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.)</b>  Resolution 2026-15 implements the City Council's decision in CPA26-1, amending the City of Lewiston's official Comprehensive Land Use Plan, Future Land Use Map.	
<b>BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources)</b>  None	
<b>ACTION PROPOSED</b>  Approve Resolution 2026-15.	

**RESOLUTION 2026-15**

**A RESOLUTION OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN CPA26-1, AMENDING THE CITY OF LEWISTON'S OFFICIAL COMPREHENSIVE LAND USE PLAN, FUTURE LAND USE MAP; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on March 25, 2026, the Lewiston Planning and Zoning Commission held duly noticed public hearings to consider CPA26-1, an application to amend Lewiston's Comprehensive Land Use Plan to include approximately 34.34 newly-annexed acres generally located south of Birch Avenue and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision, with no property addresses assigned, and assign such real property a future land use designation of Neighborhood Residential, and recommended approval of said application; and

**WHEREAS**, on May 11, 2026, the Lewiston City Council held a duly noticed public hearing to consider CPA26-1, and subsequently approved said application, all in accordance with Idaho Code §§ 67-6509 and 67-6525.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:**

SECTION 1: The City of Lewiston's Comprehensive Land Use Plan, Future Land Use Map is amended as depicted in Exhibit A, attached hereto and incorporated herein, and the subject 34.34 acres (approximately) are hereby assigned a future desired land use designation of Neighborhood Residential. Exhibit A-1 highlights the area of such map being annexed and is included in this resolution for informational purposes only.

SECTION 2: This resolution shall become effective as of the date on which Ordinance No. 4962 is published.

*Signatures on next page*

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF LEWISTON**

By: \_\_\_\_\_  
Daniel G. Johnson, Mayor

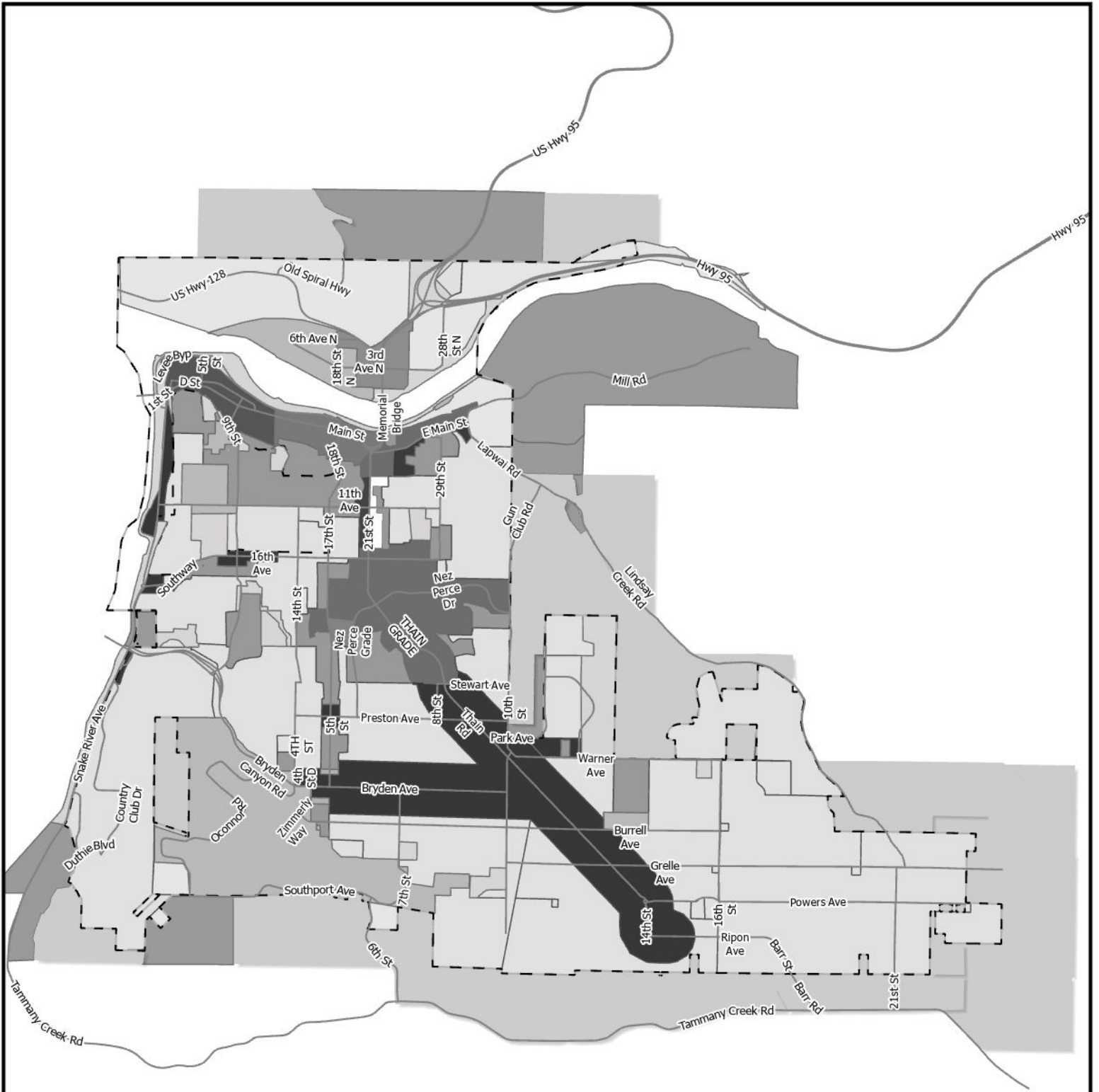
ATTEST:

\_\_\_\_\_  
Tanya M. Brocke, City Clerk

**Exhibit A**  
**to Resolution 2026-15**



# CITY OF LEWISTON



## Legend

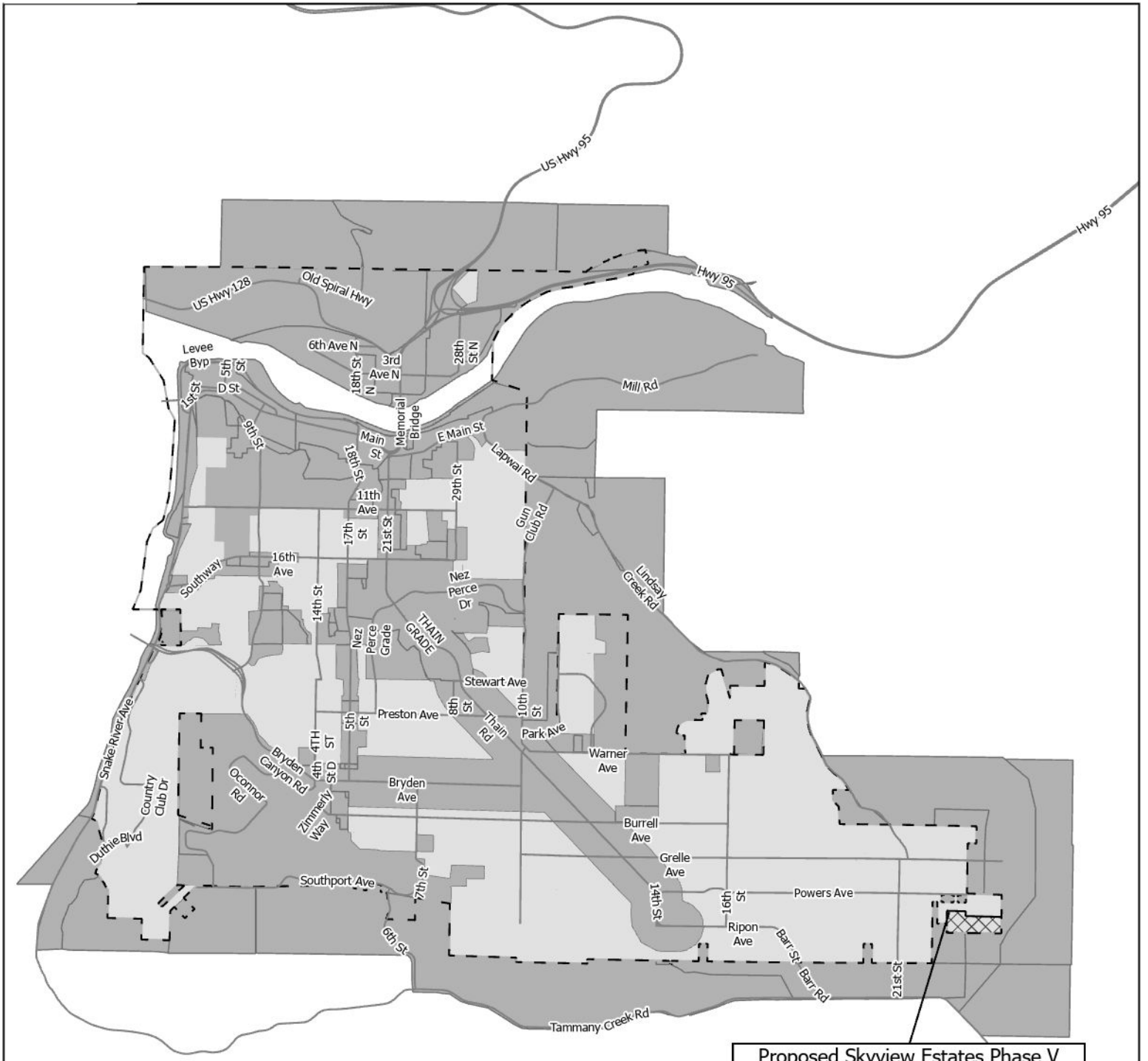


- |                       |                         |                                   |                          |
|-----------------------|-------------------------|-----------------------------------|--------------------------|
| 21st_left             | Corridor                | Neighborhood Residential          | South of Main Transition |
| 21st_right            | Downtown                | North Lewiston_gradient           | Special Use              |
| AOI Non-Residential   | Gradient                | Normal Hill Special Planning Area | Special_Commercial       |
| AOI Residential       | Industrial              | Normal Hill Special Planning Area | Street                   |
| Community Commercial  | Neighborhood Commercial | City Limits                       | City Limits              |
| Community Residential |                         | Open Space                        |                          |

**Exhibit A-1**  
**to Resolution 2026-15**



# CITY OF LEWISTON



Proposed Skyview Estates Phase V

## Legend

-  Added by CPA26-1
-  City Limits
-  Street
-  Neighborhood Residential





## CITY COUNCIL MEETING AGENDA ITEM SUMMARY

<b>ITEM TITLE</b> ORDINANCE 4963	<b>AGENDA NO.</b> IV. D. 1. a.  <b>AGENDA DATE:</b> May 18, 2026
<b>ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.)</b>  Ordinance 4963 implements the City Councils decision in ZNC26-1, declaring the certain newly annexed real property be included in the City of Lewiston Low Density Residential, R2, Zone and amending the official zoning map of the City of Lewiston.	
<b>BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources)</b>  None.	
<b>ACTION PROPOSED</b>  The Planning and Zoning Commission held a public hearing on this application on April 8, 2026 and recommends approval to the City Council.	

**CITY ORDINANCE NO. 4963**

**AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZNC26-1, DECLARING THAT CERTAIN NEWLY-ANNEXED REAL PROPERTY BE INCLUDED IN THE CITY OF LEWISTON LOW DENSITY RESIDENTIAL (R-2) ZONE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, through Ordinance No. 4962, the City of Lewiston annexed the real property described in Section 1, which property consists of approximately 34.34 acres generally located south of Birch Avenue and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision;

**WHEREAS**, on April 8, 2026, the Lewiston Planning and Zoning Commission held a duly noticed public hearing to consider ZNC26-1, an application to zone the above-described property to the City of Lewiston Low Density Residential (R-2) Zone, and recommended approval of said application on April 22, 2026; and

**WHEREAS**, on May 11, 2026, the Lewiston City Council held a duly noticed public hearing to consider ZNC26-1 and subsequently completed a written Reasoned Statement, all in accordance with Idaho Code §§ 67-6509, 67-6511, 67-6525, and 67-6535.

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

SECTION 1: The real property described in Exhibit A, attached hereto and incorporated herein, is hereby removed from the Area of City Impact (Nez Perce County) Suburban Residential (R-1A) Zone, and included in the City of Lewiston's Low Density Residential (R-2) Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 2: The Zoning Map of the City of Lewiston, Idaho is hereby amended to remove the above-described parcel of real property from the Area of City Impact (Nez Perce County)

Suburban Residential (R-1A) Zone and to include said parcel of real property in the City of Lewiston's Low Density Residential (R-2) Zone.

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and publication and after the publication of Ordinance No. 4962.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF LEWISTON**

By: \_\_\_\_\_  
Daniel G. Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Tanya M. Brocke, City Clerk

# EXHIBIT A

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

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

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

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

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

Thence along said south boundary the following two courses:

N00°41'12"E, 499.38 feet;

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

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

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



## CITY COUNCIL MEETING AGENDA ITEM SUMMARY

<b>ITEM TITLE</b> ORDINANCE 4964	<b>AGENDA NO.</b> IV. D. 1. b.  <b>AGENDA DATE:</b> May 18, 2026
<b>ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.)</b>  Ordinance 4964 amends Section 39-1 of the City of Lewiston Code to update the City of Lewiston Area of Impact boundary map.	
<b>BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources)</b>  None.	
<b>ACTION PROPOSED</b>  The Planning and Zoning Commission held a public hearing on this application on April 8, 2026 and recommends approval to the City Council.	

**CITY ORDINANCE NO. 4964**

**AN ORDINANCE OF THE CITY OF LEWISTON AMENDING SECTION 39-1 OF THE LEWISTON CITY CODE TO UPDATE THE CITY OF LEWISTON AREA OF CITY IMPACT BOUNDARY MAP AND PROVIDING AN EFFECTIVE DATE.**

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

SECTION 1: The City of Lewiston Area of City Impact Boundary Map referenced in Lewiston City Code § 39-1 is hereby replaced with the map attached hereto and incorporated herein as Exhibit A. The new map amends the Area of City Impact Boundary as a result of ANX26-1, annexing approximately 34.34 acres into the City of Lewiston’s City Limits through Ordinance No. 4963.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage and publication.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF LEWISTON**

By: \_\_\_\_\_  
Daniel G. Johnson, Mayor

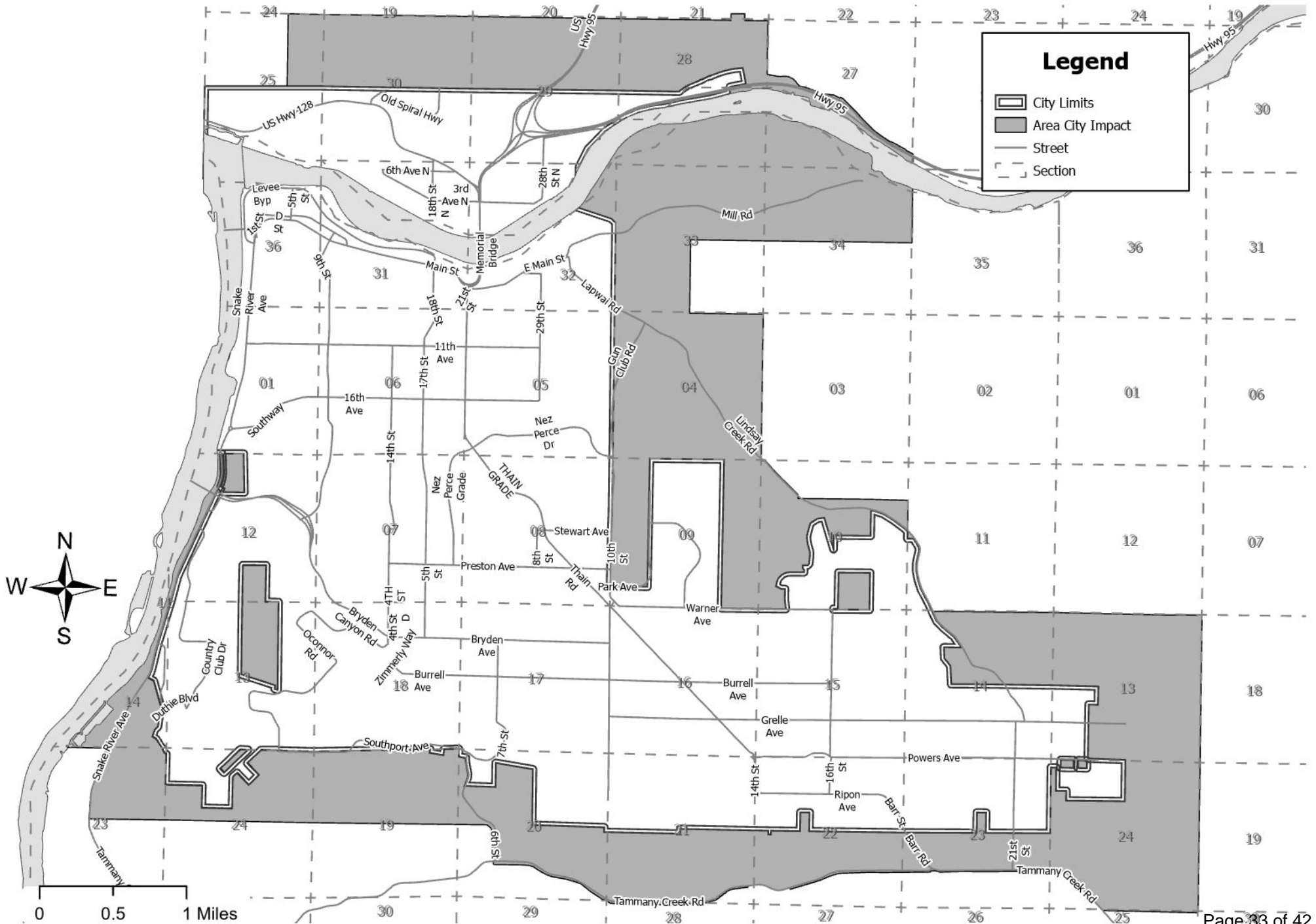
ATTEST:

\_\_\_\_\_  
Tanya M. Brocke, City Clerk

**Exhibit A**  
**to Ordinance No. 4964**  
**Area of City Impact Boundary Map**



# CITY OF LEWISTON



**CITY OF LEWISTON  
SUMMARY OF ORDINANCE NO. 4963**

**ORDINANCE NO. 4963: AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZNC26-1, DECLARING THAT CERTAIN NEWLY-ANNEXED REAL PROPERTY BE INCLUDED IN THE CITY OF LEWISTON LOW DENSITY RESIDENTIAL (R-2) ZONE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE.**

Section 1 removes the real property described in Exhibit A from the Area of City Impact and includes said real property in the Low Density Residential (R-2) Zone. Section 2 amends the Zoning Map of the City of Lewiston accordingly. Section 3 provides an effective date.

As required by Idaho Code § 50-901A, the following excerpts from Ordinance No. 4963 are required to be published in full:

**WHEREAS**, through Ordinance No. 4962, the City of Lewiston annexed the real property described in Section 1, which property consists of approximately 34.34 acres generally located south of Birch Avenue and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision;

...

**SECTION 1:** The real property described in Exhibit A, attached hereto and incorporated herein, is hereby removed from the Area of City Impact (Nez Perce County) Suburban Residential (R-1A) Zone, and included in the City of Lewiston's Low Density Residential (R-2) Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

...

The real property described in Exhibit A does not yet have any assigned street address(es). Such real property is generally located south of Birch Avenue and east of Skyview Drive, immediately adjacent to the existing Skyview Estates Phase 4 subdivision.

Ordinance No. 4963 is effective upon passage and publication and after the publication of Ordinance No. 4962.

CITY OF LEWISTON

By: Daniel G. Johnson  
Mayor

Attest: Tanya M. Brocke  
City Clerk

The full text of this ordinance is available at the City Clerk's office, Lewiston City Hall, 1134 F Street, Lewiston, during regular business hours.

I, JENNIFER TENGONO, City Attorney, reviewed the foregoing Summary of Ordinance No. 4963. The summary is true and complete, and provides adequate notice to the public pursuant to Idaho Code § 50-901A.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jennifer Tengono  
City Attorney

#### **EXHIBIT A**

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

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

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

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

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

Thence along said south boundary the following two courses:

N00°41'12"E, 499.38 feet;

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

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

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

**CITY OF LEWISTON  
SUMMARY OF ORDINANCE NO. 4964**

**ORDINANCE NO. 4964: AN ORDINANCE OF THE CITY OF LEWISTON AMENDING SECTION 39-1 OF THE LEWISTON CITY CODE TO UPDATE THE CITY OF LEWISTON AREA OF CITY IMPACT BOUNDARY MAP AND PROVIDING AN EFFECTIVE DATE.**

Section 1 amends the Area of City Impact Boundary Map referenced in Lewiston City Code § 39-1 as a result of ANX26-1. Section 2 provides an effective date.

Ordinance No. 4964 is effective upon passage and publication.

CITY OF LEWISTON

By: Daniel G. Johnson  
Mayor

Attest: Tanya M. Brocke  
City Clerk

The full text of this ordinance is available at the City Clerk's office, Lewiston City Hall, 1134 F Street, Lewiston, during regular business hours.

I, JENNIFER TENGONO, City Attorney, reviewed the foregoing Summary of Ordinance No. 4964. The summary is true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jennifer Tengono  
City Attorney



## CITY COUNCIL MEETING AGENDA ITEM SUMMARY

<b>ITEM TITLE</b> REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR ZNC26-1	<b>AGENDA NO.</b> IV. E.  <b>AGENDA DATE:</b> May 18, 2026
<b>ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.)</b>  Reasoned statement explaining the City Council's rationale and decision in ZNC26-1.	
<b>BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources)</b>  None.	
<b>ACTION PROPOSED</b>  Approve the reasoned statement, or amend the reasoned statement and then approve the reasoned statement as amended.	

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

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

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

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

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

**IV. DATE OF PUBLIC HEARING:**  
May 11, 2026

**V. NAME OF HEARING BODY:**  
Lewiston City Council

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

**VII. DECISION:**  
The Lewiston City Council **APPROVES ZNC26-1**

**VIII. RELEVANT CONTESTED FACTS RELIED UPON:**

The relevant contested facts relied upon are: None.

**IX. RELEVANT CRITERIA AND STANDARDS:**

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

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

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

The applicant's proposed Comp Plan Land Use Designation is Neighborhood Residential and the proposed zoning is Low Density Residential, R-2, Zone, which is compatible with the proposed Neighborhood Residential Land Use Designation. Neighborhood Residential is a relatively low intensity designation, primarily for residential place type uses that include a variety of housing types, such as single-family detached, duplexes, cluster housing, and accessory dwelling units (ADU's). Development should respect the scale and character of the existing built environment regarding size, mass, and design. Examples are single-family homes, duplexes and small-scale apartments. Suggested Residential Density Range is 1-8 dwelling units per acre.

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

The City Council, for the foregoing reasons, found that the rezone of the subject property to be consistent with the Comp Plan and found that it was more akin to infill to an existing area.

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

The subject property is currently located in Nez Perce County and is within the AOI's Suburban Residential, R-1A, Zone. The subject property's proposed annexation into the City of Lewiston's city limits and zone change to the City of Lewiston Low Density Residential,

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR ZNC26-1

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R-2, Zone would provide a continuation of Low Density Residential, R-2, Zoned land. The previous phase (Phase 4) of the Skyview Estates subdivision is also zoned Low Density Residential, R-2, Zone. This previous phase is adjacent to the subject property.

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

The City Council found that the subject property fits within the proposed Low Density Residential, R-2, Zone, based upon the information provided by City staff and the applicant's agent, Scott Becker from Hodge & Associates, Inc.

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

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

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

Properties to the north and west of the subject property currently contain single family dwellings. Property to the east and south is vacant land, some of which is owned by the applicant. The City Council found that there does not appear to be any immitigable impacts because the subject property already abuts an area that is similarly zoned. Further, the City Council noted that the subject property is an extension of the existing subdivision and the inclusion of the subject property is being done in a manner to ensure that it is compatible with the rest of the Skyview Estates Subdivision.

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

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

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

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

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

The City Council found that the characteristics of the proposed rezone are materially similar in type to the surrounding neighborhood, and the public services have indicated that they can and will provide services to the subject property.

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

No testimony was received regarding the use of surface ground water from political subdivisions that received notice, the public or the applicant. As a result, the City Council determined that there was no credible information to indicate that the proposed rezone of the subject property would not be in conformance with Idaho Code § 67-6537.

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

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

As explained below, an applicant denied an application 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, seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

**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 City Council reconsider its final decision within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14<sup>th</sup>) day after the City Council 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 a petition for judicial review of a final decision made by the City Council.

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:** \_\_\_\_\_  
Daniel G. Johnson, Mayor

**Date of Signature:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Tanya M. Brocke, City Clerk