



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
May 27, 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 MAY 13, 2026 MEETING MINUTES (ACTION ITEM)

B. CONSIDERING THE APPROVAL OF 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

C. CANYON CREST SOUTH – PHASE II PRELIMINARY PLAT (ACTION ITEM):

:

The Canyon Crest South Addition Phase II preliminary plat proposes to plat approximately 3.75 acres of undeveloped property located east of 18th Street and north of the existing Canyon Crest South Phase 1B subdivision into 23 lots.

- Action Item ()

D. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR (ACTION ITEM)::

A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Medium Density Residential, R3, zone in the areas generally depicted in Map 1A and 2A. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Higher Density Residential, R4, zone in the areas generally depicted in Map 1B and 2B. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the General Commercial, C4, zone in the areas generally depicted in Map C. A proposal to rezone property currently located in the Low Density Residential, R2, zone and Medium Density Residential, R3 zone to the Regional Commercial, C6, zone in the areas generally depicted in Map 1D and 2D. This proposal is limited to the area generally described at east of 17th Street to 21st Street, between 11th Avenue and 19th Avenue and east of 21st Street to 29th Street, between East Main Street and Nez Perce Drive. The City then intends to update the City of Lewiston Zoning Map accordingly.

- Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A.

SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF JUNE 10, 2026 (PUBLIC HEARINGS ON ZONING CODE AMENDMENTS AND A PUD AMENDMENT.)

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.

May 13, 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; Zach Battles; Maureen Anderson via Zoom;

COMMISSIONERS EXCUSED:

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Jennifer Tengono, City Attorney;

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF APRIL 22, 2026 MEETING MINUTES (ACTION ITEM)

Commissioners Ball and Cable moved and seconded, respectively, approval of the April 22, 2026 as written. The motion carried 7-0.

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

Commissioners Wolf and Harris moved and seconded, respectively, to approve the Reasoned Statement for CUP-26-3 as written. The motion carried 6-0-1. Commissioner Anderson did not vote due to a connection loss on Zoom.

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

Staff Hollingshead provided a verbal presentation on the changes that will be made to Lewiston Zoning Code 37-3 regarding manufactured homes to comply with the 2026 Idaho Legislative Session House Bill 800.

Chair Iacoboni and Commissioner Cable moved and seconded, respectively, to initiate Zoning code amendments to amend definitions in Lewiston Zoning Code 37-3 regarding manufactured homes to comply with 2026 Idaho Legislative Session House Bill 800. The motion carried 7-0.

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

Staff Hollingshead provided a verbal presentation on the changes that will be made to Lewiston Zoning Code Chapter 37, regarding accessory apartments to comply with 2026 Idaho Legislative Session Senate Bill 1354.

Commissioners Battles and Harris moved and seconded, respectively, to initiate Zoning code amendments to amend Lewiston Zoning Code Chapter 37, regarding accessory apartments to comply with 2026 Idaho Legislative Session Senate Bill 1354. The motion carried 7-0.

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):

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

Commissioner Cable asked if there was any limitation for signs in the Historic District.

Staff Hollingshead stated that there is and in the historic district, the permitted signs are wall signs, marquee signs, projecting signs, and graphic signs.

Chair Iacoboni asked if there was a code change to cause such a significant change for signs in the historic district.

Staff Hollingshead stated that, this building was not part of the historic district at the time, but in 2018 it was entered in during the expansion of the historic district.

Commissioner Battles asked clarifying questions about the existing signs and the signs intended to be installed.

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

Zack Christensen, Coeur d'Alene Idaho, stated they are very excited to come to the community. They are a destination-type store, and they really value the preservation of the historic community. Their signage is very modern and clean, and want to still preserve the historic district.

John Profitt, Managing Director for Walker's Furniture, stated they are hoping to provide quality furniture at a low price. They advertise a large amount because furniture stores are usually forgotten about.

Commissioner Battles asked what color the signs are and if the applicant will allow third party advertising.

Applicant Profitt stated the signs will be black during the day and light up at night, the messaging board is for their business.

There being no further questions for the applicant, Chair Jacoboni asked for public testimony.

Staff Hollingshead read an email for Tobe Finch from Happy Day Restaurants that stated "Dear Members of the Lewiston Planning and Zoning Commission, I am writing in support of the sign waiver application for Walker's Furniture at 815 Main Street. I understand the applicant is requesting a waiver for the total square footage of signage allowed in the West End Historic District. I support approval of this waiver because the signage appears appropriate for the size, location, and commercial use of the property. Walker's Furniture is a long-standing regional business, and clear, visible signage is important for customers, traffic visibility, and the continued success of businesses along Main Street. It is also my understanding that the previous business at this property had signage that was similar in size and character to what is now being requested. If that is accurate, then this waiver would not create a new or unusual visual impact on the area, but would instead allow the new business to continue using signage consistent with the property's prior commercial use. The requested signs would help identify the business, support economic activity, and contribute to the continued use and vitality of the West End Historic District. I believe the waiver is reasonable and compatible with the surrounding commercial area. For these reasons, I respectfully ask the Planning and Zoning Commission to approve Sign Waiver Application V-26-1 for Walker's Furniture, subject to any reasonable conditions staff or the Commission may find appropriate. Thank you for considering my comments."

Mark Fosch from Genesee, CEO of LC Valley Chamber of Commerce, stated downtown has vacant buildings and there is an upstanding business that purchased one of these buildings. The Historic Preservation Commission has

already approved this; the signs are discreet, modern, and look great. By approving this waiver they are helping a new business come to town.

Chair Iacoboni asked the applicant for their rebuttal, and they did not feel the need to. Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioners Wolf and Ball moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving V-26-1. The motion carried 7-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the May 27, 2026, meeting.

All commissioners in attendance should be in attendance for the May 27, 2026, meeting. Staff Hollingshead stated there will be a public hearing for the upzone and a plat at the next meeting. Staff Hollingshead did state that she has received 20 to 30 public comment in regards to the upzone that will be the 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 7-0, and the Planning and Zoning Commission adjourned at approximately 6:31 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2026.

**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
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:**
V-26-1
- II. APPLICANT'S NAME AND ADDRESS:**
Zack Christensen, on behalf of
Walker's Furniture
3808 N. Sullivan Road Bldg. 22-C
Spokane Valley, WA 99216
- III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
815 Main Street
Lewiston, ID 83501
- IV. DATE OF PUBLIC HEARING:**
May 13, 2026
- V. NAME OF HEARING BODY:**
Lewiston Planning and Zoning Commission
- VI. NATURE OF APPLICATION:**
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 § 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 § 30-23.
- VII. DECISION:**
The Lewiston Planning and Zoning Commission **APPROVES V-26-1.**

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: None.

IX. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are: None. There was no public comment in opposition to this application.

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:

The subject property is an approximately half acre parcel situated in between Main Street and “D” Street in downtown Lewiston. It contains a commercial furniture store and parking lot. The subject property is located in the Central Commercial, C-5, 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. 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 2019 via Ordinance No. 4741.

The subject property has housed the Sylvan’s Furniture store for many years and was recently purchased by Walker’s Furniture. The existing signage for Sylvan’s Furniture was last updated in 2014 (per permit records). At that time, the sign code allowed for “a maximum of three (3) wall signs may be placed on one wall, but no more than four (4) wall signs may be 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 “... 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.” See LCC § 30-49 and LCC § 30-47.

Chapter 30, Sign Code, of the Lewiston City 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 street lot frontages and would be allowed 64 square feet of signage under today’s City Code standard.

Current signage on the subject property 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), for a total of 344.5 square feet of signage.

The applicant is requesting the Commission waive the 64 square feet signage limit and allow a total of 365.8 square feet of signage (an increase of 301.8 square feet), so the existing signage can be replaced with more modern and aesthetic signage for the new business. This proposal would: (1) replace the west-side digital message center and cabinet sign with one 170 square foot internally lit cabinet sign (45 square feet larger than what is there now); (2) replace the east-side wall sign with a new 109 square foot wall sign (23 square feet smaller); (3) replace the north-side wall sign with a 36.5-square-foot wall sign (6 square feet smaller); and (4) replace the projecting sign with a new projecting sign of the same size.

The applicant has gone through the Certificate of Appropriateness process with the Historic Preservation Commission (HPC) and has been granted a conditional approval pending the Planning and Zoning Commission's consideration and approval of the requested sign waiver.

The Commission emphasized the City's commitment to economic development and concluded that denying the requested waiver would place the new business at a competitive disadvantage, creating a hardship. Based on the applicant's testimony that the current signage cannot be reused and must be replaced, the Commission noted that, without a modest expansion of the existing square footage, the applicant would face an unfair choice: retain unusable signage or replace it while reducing overall signage area. The Commission further found that the requested waiver is the minimum relief necessary to address this hardship, as the new property owner seeks only to update the signage in a manner and style that better reflects the downtown's historic character.

The Commission noted that the prior business's signage was installed before amendments to Lewiston City Code, Chapter 30 (Sign Code), and before the West End Historic District was expanded. The Commission further relied on the Historic Preservation Commission's prior review of the proposed signage and its recommendation to approve a Certificate of Appropriateness, contingent upon the Commission's approval of this waiver. The Commission also gave weight to the Historic Preservation Commission's experience with properties in the West End Historic District, and relied upon the HPC's finding that the requested signage waiver was consistent with the goals and objectives set forth in Lewiston City Code Chapter 19.5 and Idaho Code § 67-4608.

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:

The subject property is an approximately half acre parcel situated in between Main Street and "D" Street in downtown Lewiston. It contains a commercial furniture store and parking lot. The subject property is located in the Central Commercial, C-5, Zone and surrounding uses are all commercial in nature with some second story residential apartments located in the buildings across Main Street

and west down Main Street. 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 2019 via Ordinance No. 4741.

Current signage on the subject property 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), for a total of 344.5 square feet of signage.

The applicant is requesting the Commission waive the 64 square feet signage limit and allow a total of 365.8 square feet of signage (an increase of 301.8 square feet), so the existing signage can be replaced with more modern and aesthetic signage for the new business. This proposal would: (1) replace the west-side digital message center and cabinet sign with one 170 square foot internally lit cabinet sign (45 square feet larger than what is there now); (2) replace the east-side wall sign with a new 109 square foot wall sign (23 square feet smaller); (3) replace the north-side wall sign with a 36.5-square-foot wall sign (6 square feet smaller); and (4) replace the projecting sign with a new projecting sign of the same size.

The subject property is located within 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, including the West End Historic District, which provides design guidance through the criteria set forth in Lewiston City Code Chapter 19.5. The Downtown area has a diverse and distinctive architectural character, with styles ranging from Colonial to Art Deco. The 2019 Downtown Master Plan also identifies a need for additional infill development, reuse of upper stories in existing buildings for housing, and improvements to 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. Buildings 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.

The Commission agreed that the purposes and intent of Chapter 30, Sign Code, would be upheld with the approval of the waiver request. Specifically, the Commission adopted the following from the Sign Code:

- (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; Would be met by encouraging a new business to utilize an existing building in the West End Historic District and maintaining a strong retail core in the downtown area.

The Commission also discussed that the majority of the signage would be on the D Street frontage and agreed that the minimal signage on the Main Street frontage maintained the historic feel of the downtown corridor through Main Street. The Commission agreed that the following purposes from Chapter 30, Sign Code were met with the proposed division of signage.

(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;

The Commission adopted the following Goals and Objectives from the Comprehensive Plan that it believed was 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.

The Commission highlighted that updating the signage to provide clear notice to the traveling public supports these objectives by strengthening Downtown vitality, encouraging visitors to stop, and promoting continued reinvestment in existing Downtown properties in a manner that respects the area's historic character.

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

The applicant has gone through the Certificate of Appropriateness process with the HPC and has been granted conditional approval pending the Planning and Zoning Commission's consideration and approval of the requested sign waiver.

The Commission agreed that the proposed signage upheld the intents and purposes list in Lewiston City Code § 30-2. The Commission felt that no conditions were necessary because the applicant is replacing existing signage being used in a similar manner.

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:

The subject property has housed the Sylvan's Furniture store for many years and was recently purchased by Walker's Furniture. The existing signage for Sylvan's Furniture was last updated in 2014 (per permit records). At that time the sign code allowed for "a maximum of three (3) wall signs may be placed on one wall, but no more than four (4) wall signs may be 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 "... 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." See LCC § 30-49 and LCC § 30-47.

Chapter 30 (Sign Code) of the Lewiston City 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 "thirty-two (32) square feet for more than 30 linear feet of lot street frontage." Because the subject

property has two street frontages, it would be permitted up to 64 square feet of signage under the current standard.

The existing signage on the subject property includes: a digital message center (40 square feet) and a 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). In total, the property currently has 344.5 square feet of signage.

Existing signage on the subject property is depicted below:



The applicant requests that the Commission grant a waiver from the 64-square-foot signage allowance and permit a total of 365.5 square feet of signage so the applicant can replace the existing signs on the property. The proposal would replace the existing digital message center and

cabinet sign on the west side of the building with a single, internally lit cabinet sign totaling 170 square feet, which is 45 square feet larger than the current signage in that location. On the east side, the applicant would replace the existing wall sign with a new wall sign measuring 109 square feet, which is 23 square feet smaller than the existing sign. On the north side, the applicant would replace the existing wall sign with a new wall sign measuring 36.5 square feet, which is 6 square feet smaller than the current sign. The applicant would also replace the existing projecting sign with a new projecting sign of the same size.

The proposed signage would include the following signs:



The Commission relied on the photo mockups of the proposed signage and discussed the simple black and white color scheme and lack of bright colors or other distracting elements as being compatible with existing signage already present in the district. The Commission also relied on testimony from staff and the applicant that the building was receiving a fresh exterior paint job and that the paint colors and signage had both been reviewed and approved by the HPC. The Commission agreed that the applicant was demonstrating a commitment to improving the building

and making the aesthetics match the surrounding area. The Commission also discussed the removal of an existing electronic reader board from the Main Street frontage and agreed that the proposed static wall sign was more appropriate in appearance for Main Street.

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

Neither City staff nor the applicant presented any information indicating that the subject property has terrain-related constraints. The Commission agreed that the property does not have any inherent terrain difficulties and found that terrain was not a factor in its decision to approve the sign waiver.

However, Commissioner Ball noted that the west-facing wall is particularly tall and broad, and that filling it in with the proposed signage is more consistent with a historic-district aesthetic—featuring one larger sign advertising the business—than the two smaller signs currently located there.

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

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 § 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 § 30-23.

The subject property is located in the Central Commercial, C-5, Zone and surrounding uses are all commercial in nature with some second story residential apartments located in the buildings 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 subject property. 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 2019 via Ordinance No. 4741.

The public hearing notice was published in the Lewiston Tribune on Sunday, April 26, 2026, and notice was mailed to approximately 40 neighboring businesses within 330 feet of the subject property. Of those who received notice, the Commission received favorable comments from two parties: written comment by Tobe Finch, President of Happy Day Corp., and oral testimony from Mark Walsh, CEO of the LC Valley Chamber of Commerce. Both expressed that the requested waiver is reasonable and supportive of attracting new businesses, reflects the applicant's attention to the historic character of the downtown area in the proposed sign design, and is consistent with the public's interest in revitalizing downtown through appropriate redevelopment and modernization of existing signage.

The Commission relied on testimony that maintaining the subject property as an active retail establish was important to the health of the downtown economy and that proper signage was important to the success of the business. Testimony from the public and from the City staff report also demonstrated that the amount of signage that are currently present on the building already exceeded the gross square footage allowed in the West End Historic District and was not considered to be in conflict with the neighborhood as-is.

The Commission also discussed the importance of the City supporting incoming businesses to encourage economic growth, specifically in the downtown corridor where there are several vacant buildings.

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 Office Supervisor



May 18, 2026

To: Lewiston Planning and Zoning Commission

Re: Canyon Crest South Addition Phase II - Preliminary Plat (SUBP26-0001)

Commissioners:

The Canyon Crest South Addition Phase II preliminary plat proposes to plat approximately 3.75 acres of undeveloped property located east of 18th Street, and north of the existing Canyon Crest South Phase IB subdivision, into 23 lots. The proposed lots in the subdivision are configured to comply with the "Small Lot Development" standard as defined in section 37-33 of City Code and allowed as an outright use in the R-3 Zone. The proposed development will require dedication of public right-of-way and construction of public improvements for approximately 624 lineal feet of new public streets. The proposed streets are shown utilizing a 54' right-of-way width in conformance with the requirements established in City standard drawing 3-04 for a Local Residential Street. Frontage improvements along approximately 262 lineal feet of existing 18th streets west of the proposed subdivision will also be required. An extension of the City of Lewiston sewer main currently in 18th Street will provide sewer service for the proposed subdivision. L.O.I.D. has agreed to provide potable water service for the proposed subdivision conditioned upon the successful annexation of the proposed development into the district, and L.O.I.D.'s approval of the designs, construction plans, and constructed improvements of the proposed water distribution infrastructure. Avista Utilities, Sparklight, and CenturyLink/Lumen Technologies have also confirmed their review and approval of the proposed development by providing a signed utility services acceptance form.

The subject property is zoned R-3, and the proposed lot configurations adhere to the requirements of the R-3 zone, as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

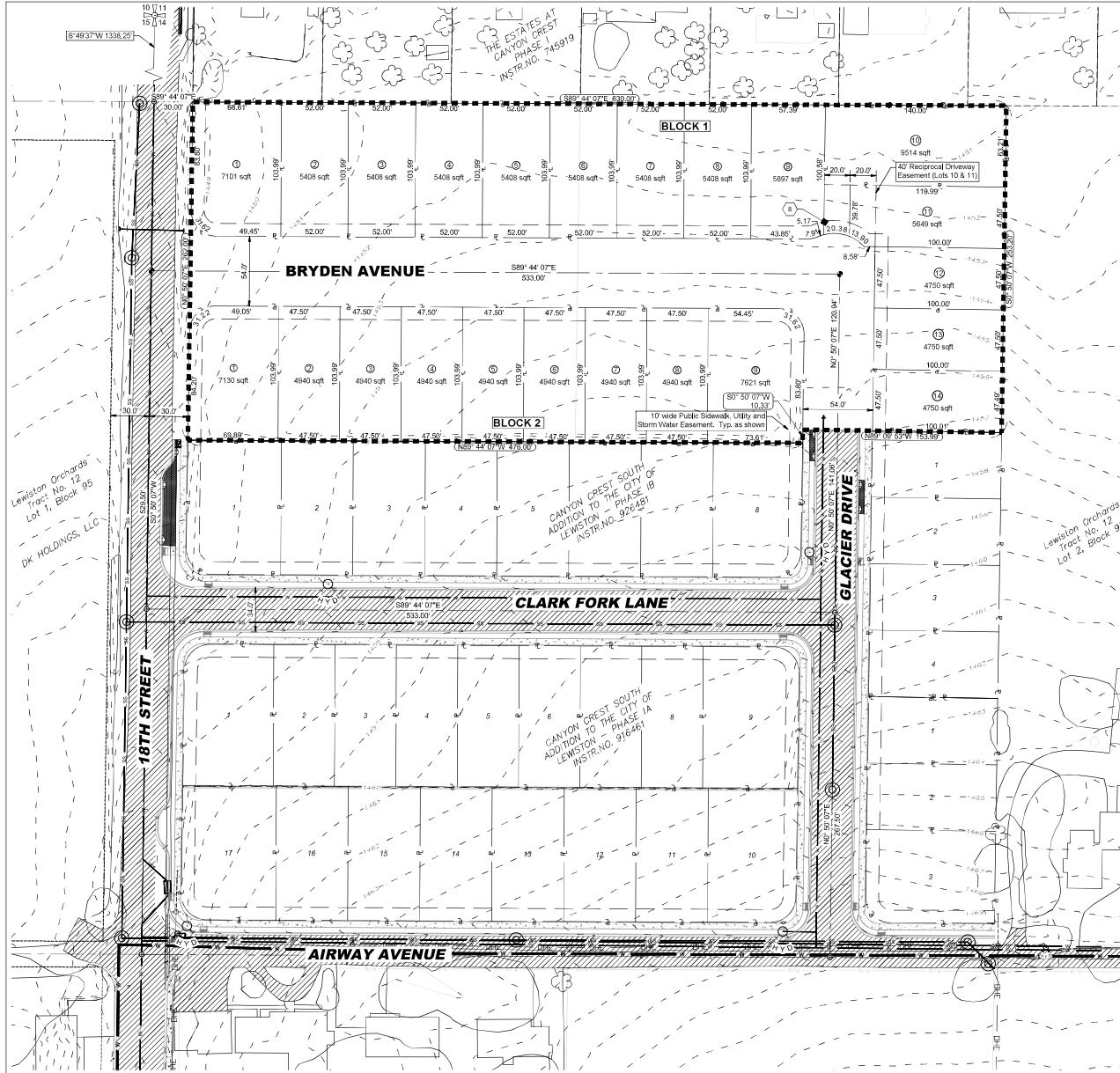
The preliminary plat is presented at a scale of 40' to the inch when printed at full scale, which differs from the 100' to the inch standard specified in Section 32-20(a) of subdivision code. Because the 40' to 1" scale provides for better "clarity of lines, bearings, and dimensions" as specified in Title 50-1304 (1) of Idaho Code, City staff recommends that the 40' to 1" scale be accepted as exceeding the code requirement of the specified 100' to 1" scale. With the exception of the noted difference in scale, the preliminary plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32.

City Staff recommends that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Canyon Crest South Addition, Phase II preliminary plat as presented. A draft reasoned statement, which incorporates information contained in the staff report, has been included in the information packet for your consideration.

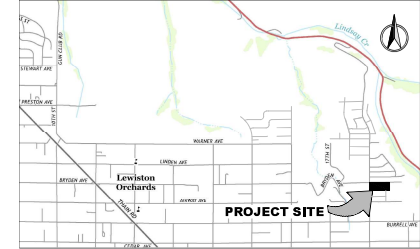
Sincerely,



Mark Weigand, PLS
City Surveyor



VICINITY MAP



DEVELOPER INFORMATION

DK Holdings, LLC
620 Main Road, Suite A
Lewiston, ID
208/798-5000

UTILITY PROVIDERS

Gravity Sanitary Sewer: City of Lewiston
Water: L.O.I.D.
Power & Gas: Avista Utilities
Telecomm: Sparklight

NOTES

- 23 Lots Proposed
- Current Zoning is R3. Small Lot Development standards shall be used as per LCC Sec. 37-03.
- Area of the Tract is 3.75 Acres ±
- All Lot frontages shall have a "10' wide Public Sidewalk, Utility and Storm Water Easement"
- Corner lot driveways shall be along the property line furthest from the intersection. There shall be a minimum of two-foot wide space between the driveway and property line for utilities.
- All lots are required to provide on-site, subsurface detention for the stormwater generated by all impervious surfaces except for an allowed 500 square feet. All final grading and stormwater improvements need to be completed prior to Certificate of Occupancy will be approved.
- An existing Easement (Book 164 of Deeds, Page 467) reserves the right of Lewiston Orchards Irrigation District to operate and maintain their water distribution system on subject property as described. L.O.I.D. has agreed to provide service to the subdivision utilizing the proposed public right-of-way and public utility easements shown on the plat.
- Fire access road sign per LFD SOP 801 required due to location of home and reduced width of road. FIRE LANE/ NO PARKING signs also required.

LEGEND

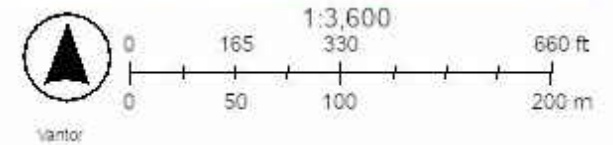
PROPOSED PROPERTY LINE	EXISTING SAN. SEWER
PROPOSED EASEMENT LINE	EXISTING STORM SEWER
PROPOSED SUBDIVISION BOUNDARY	EXISTING WATER
PROPOSED CENTERLINE	EXISTING CATCH BASIN
PROPOSED CENTERLINE MONUMENT	EXISTING MANHOLE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING CONTOUR LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING CENTERLINE MONUMENT
	TRAVERSE LINE
	QUARTER SECTION CORNER
	CALCULATED CORNER

CANYON CREST SOUTH ADDITION TO THE CITY OF LEWISTON - PHASE II - PRELIMINARY PLAT		DESIGN	DATE	APPROVED
DK HOLDINGS, LLC		DESCRIPTION		
LEWISTON, IDAHO				
LOT 3 & 4, BLOCK 97, LEWISTON ORCHARDS TRACT NO. TWELVE				
NW 1/4 S. 14, T. 33 N., R. 2 W., 3rd				
SHEET		PP1		

City of Lewiston



1/5/2026, 2:08:13 PM







**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
RECOMMENDING APPROVAL, APPROVAL WITH CONDITIONS, OR
DENIAL OF A SUBDIVISION PRELIMINARY PLAT TO THE LEWISTON
CITY COUNCIL**

This document shall serve as memorialization of the rationale for the recommendation to Lewiston City Council, approving, approving with conditions, or denial of a Subdivision Preliminary 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:**
SUBP26-0001
- II. APPLICANT'S NAME AND ADDRESS:**
DK Holdings, LLC
247 Thain Rd. Suite 107
Lewiston ID, 83501
- III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
3.75 acres of undeveloped property, located east of 18th Street, and north of the existing Canyon Crest South Phase IB subdivision.
- IV. IDENTIFICATION OF ZONING DISTRICT AND FUTURE LAND USE DESIGNATION OF SUBJECT PROPERTY:**
Medium Density Residential (R-3) Zone, Neighborhood Residential
- V. DATE OF CONSIDERATION:**
May 27, 2026
- VI. NAME OF GOVERNING BODY:**
City of Lewiston Planning and Zoning Commission
- VII. NATURE OF SUBJECT APPLICATION:**
Application for approval of subdivision preliminary plat.
- VIII. DECISION:**
The Lewiston Planning and Zoning Commission recommends **APPROVAL** of SUBP26-0001 (Canyon Crest South Addition – Phase II Preliminary 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 Canyon Crest South Addition Phase II preliminary plat proposes to plat approximately 3.75 acres of undeveloped property located east of 18th Street, and north of the existing Canyon Crest South Phase IB subdivision, into 23 lots. The proposed lots in the subdivision are configured to comply with the “Small Lot Development” standard as defined in section 37-33 of City Code and allowed as an outright use in the R-3 Zone. The proposed development will require dedication of public right-of-way and construction of public improvements for approximately 624 lineal feet of new public streets. The proposed streets are shown utilizing a 54’ right-of-way width in conformance with the requirements established in City standard drawing 3-04 for a Local Residential Street. Frontage improvements along approximately 262 lineal feet of existing 18th streets west of the proposed subdivision will also be required. An extension of the City of Lewiston sewer main currently in 18th Street will provide sewer service for the proposed subdivision. L.O.I.D. has agreed to provide potable water service for the proposed subdivision conditioned upon the successful annexation of the proposed development into the district, and L.O.I.D.’s approval of the designs, construction plans, and constructed improvements of the proposed water distribution infrastructure. Avista Utilities, Sparklight, and CenturyLink/Lumen Technologies have also confirmed their review and approval of the proposed development by providing a signed utility services acceptance form.

2. 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-3 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.

3. 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-3 zone.

4. The proposed subdivision **will** be in conformance with the Lewiston Comprehensive Plan’s desired futures for the neighborhood the proposed subdivision will be located. 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.

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 applicant’s entire parcel as determined by a survey in the field conducted by an Idaho Licensed Land Surveyor.

6. The proposed subdivision **has** been reviewed by applicable public utility providers.

Representatives of applicable public utility providers have reviewed the plat proposal, and affirmed their ability and intent to provide service by signing the utility services acceptance form contained in the preliminary plat application packet.

7. The applicant **has** complied with all elements of Lewiston City Code § 32.20. Applicable commentary:

The plat was reviewed by the City Surveyor and Public Works Staff under the direction of the City Engineer. The preliminary plat is presented at a scale of 40' to the inch when printed at full scale, which differs from the 100' to the inch standard specified in Section 32-20(a) of subdivision code. Because the 40' to 1" scale provides for better "clarity of lines, bearings, and dimensions" as specified in Title 50-1304 (1) of Idaho Code, City staff recommends that the 40' to 1" scale be accepted as exceeding the code requirement of the specified 100' to 1" scale. With the exception of the noted difference in scale, the preliminary plat contained the information as required by Section 32.20 of the City Subdivision Code.

8. 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.

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

9. 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.

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

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

11. The proposed subdivision **is** in conformance with the City's Master Transportation Plan and/or neighborhood plan. Applicable commentary:

The current adopted Transportation Plan does not address, or make recommendations for the property located within the applicants proposed development.

12. The proposed subdivision's street name(s) **are** in conformance with Lewiston City Code § 31-85. Applicable commentary:

The proposed new streets are the continuation of existing streets with names previously approved by the City Council.

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

Not applicable.

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

Not applicable.

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

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

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Specialist

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 27, 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.

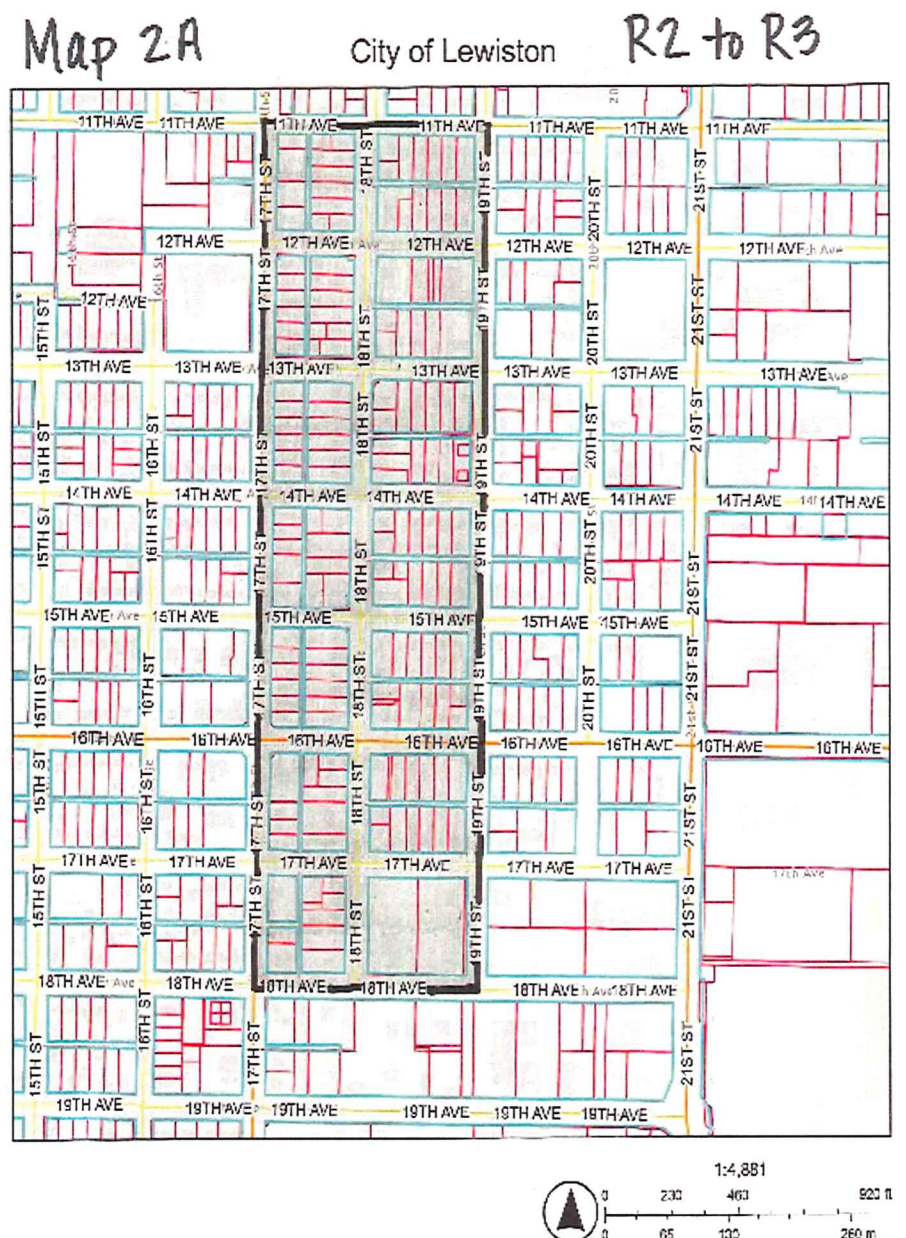
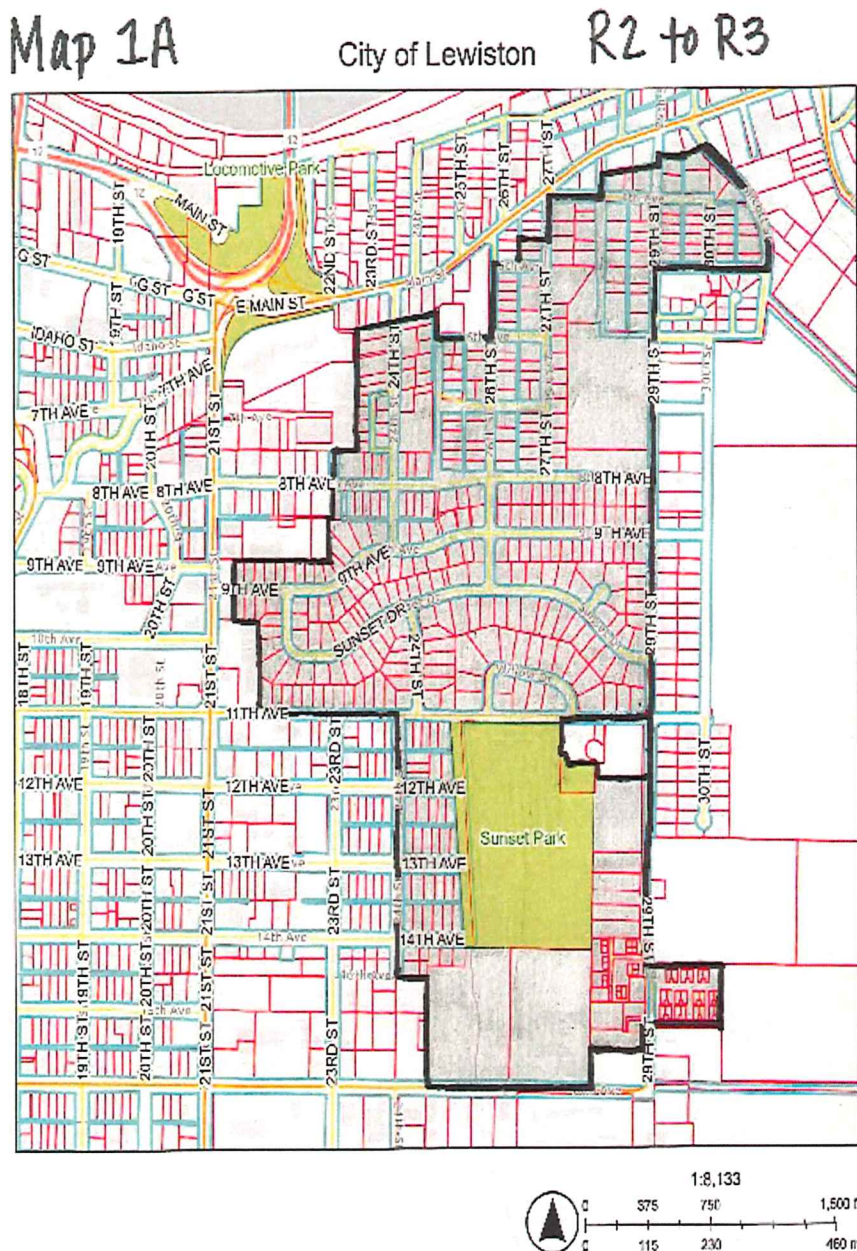
This public hearing will be to consider the following proposal:

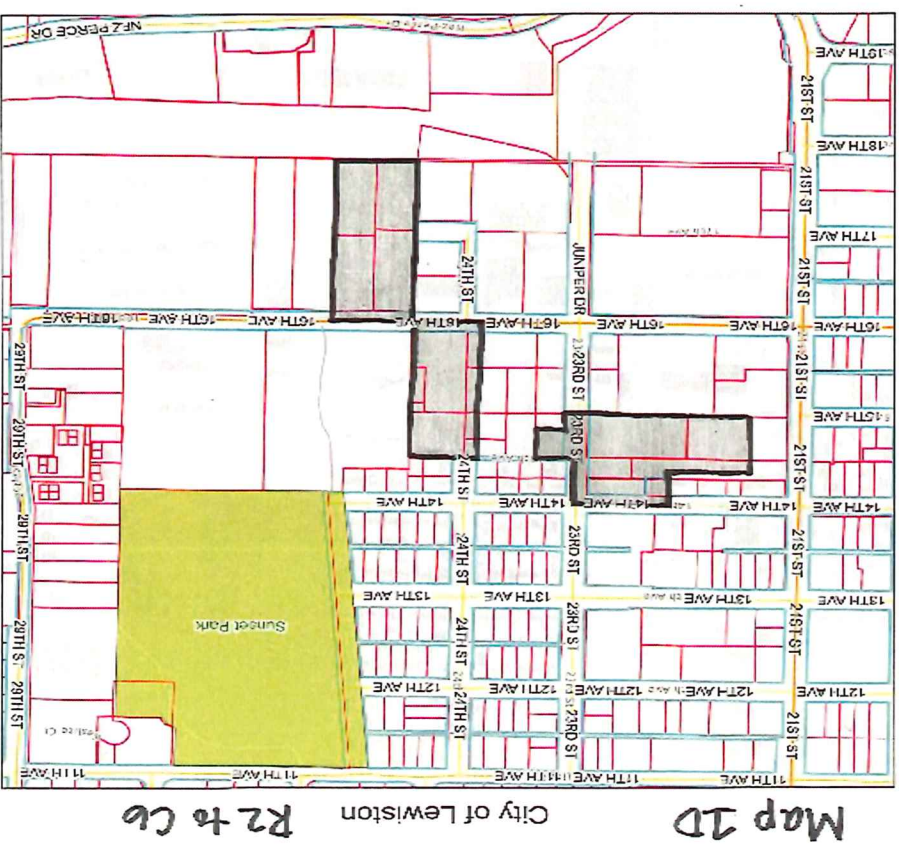
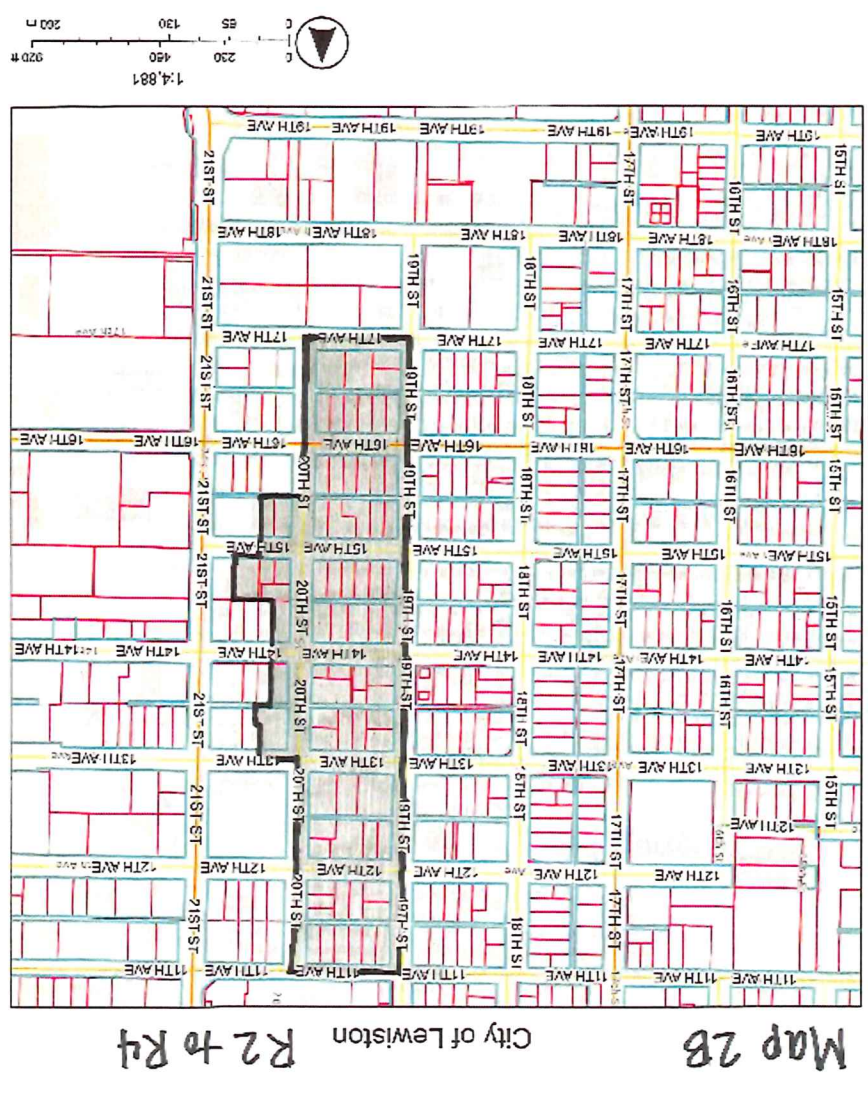
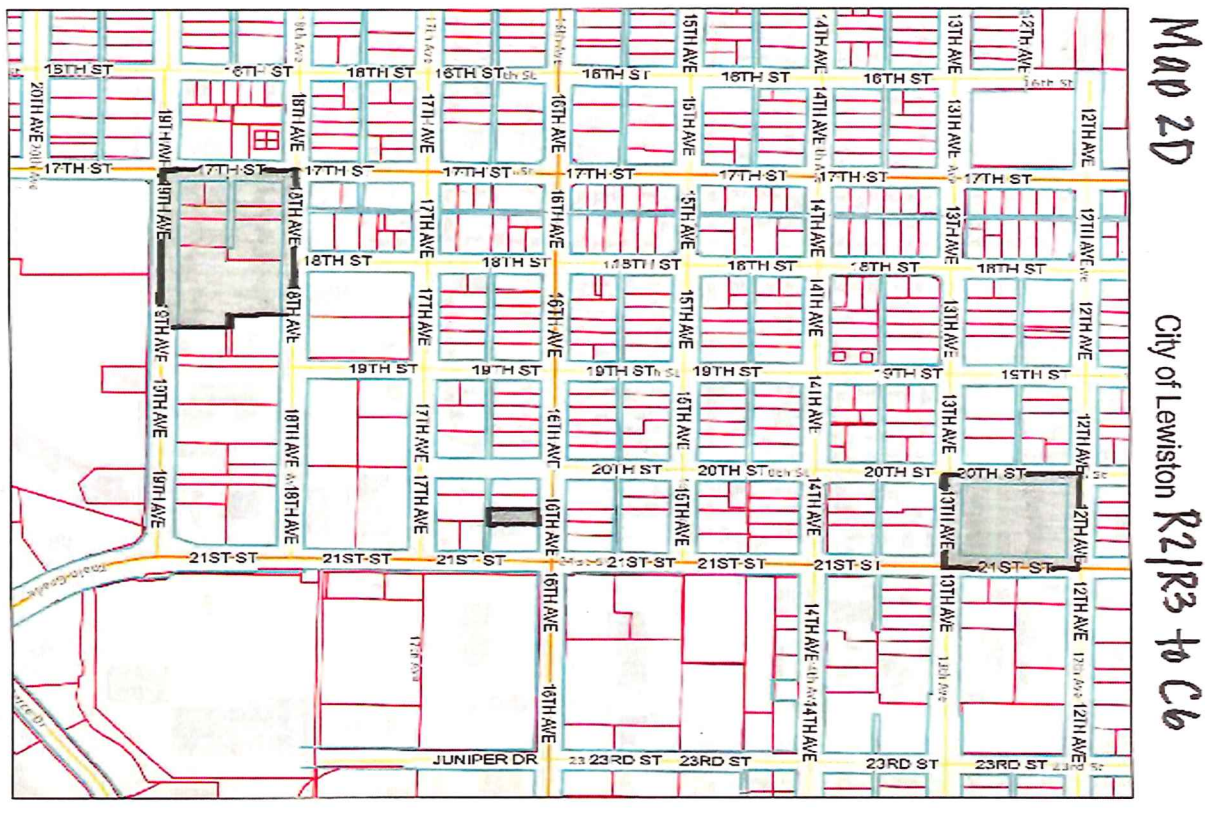
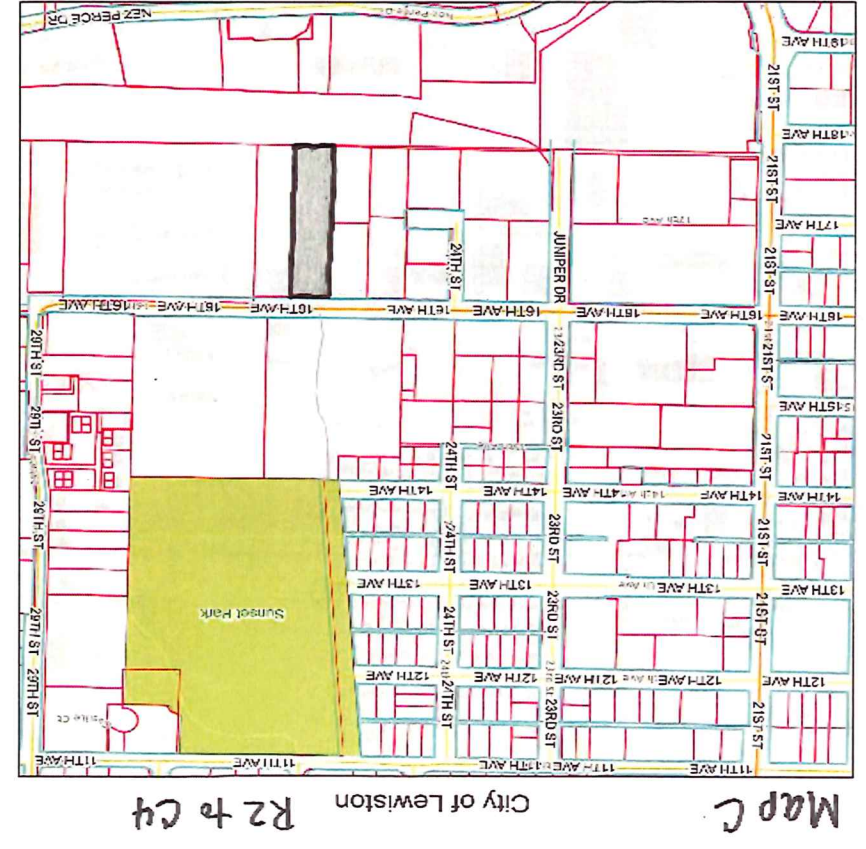
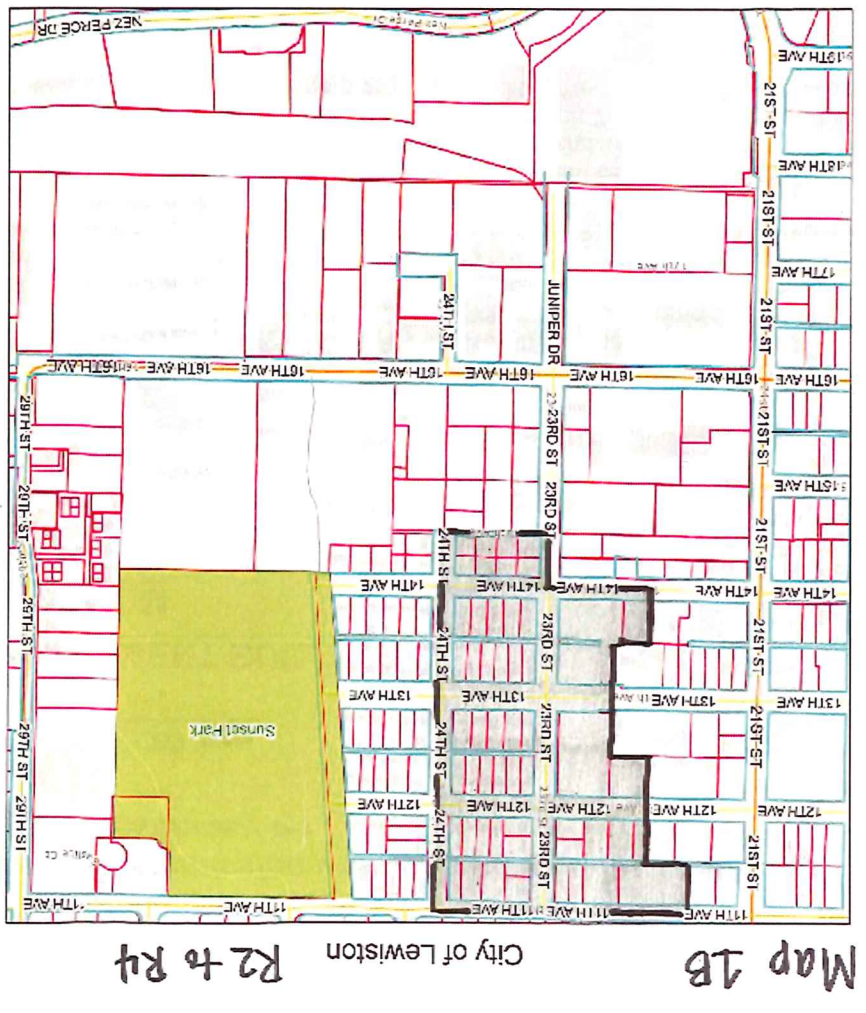
ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR: A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Medium Density Residential, R3, zone in the areas generally depicted in Map 1A and 2A. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Higher Density Residential, R4, zone in the areas generally depicted in Map 1B and 2B. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the General Commercial, C4, zone in the areas generally depicted in Map C. A proposal to rezone property currently located in the Low Density Residential, R2, zone and Medium Density Residential, R3 zone to the Regional Commercial, C6, zone in the areas generally depicted in Map 1D and 2D. This proposal is limited to the area generally described at east of 17th Street to 21st Street, between 11th Avenue and 19th Avenue and east of 21st Street to 29th Street, between East Main Street and Nez Perce Drive. The City then intends to update the City of Lewiston Zoning Map accordingly. A letter and map containing detailed information regarding the proposed rezoning and the specific zoning designation applicable to each property were sent to the 704 affected property owners. Copies of these maps can be viewed at the Community Development Department for property owners wishing to see if their property is affected by the proposed zone changes.

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 26, 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 May 10, 2026.





OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD	
2602 CLEARWATER LLC		PO BOX 3436	COEUR D' ALENE	ID	83816	2602 CLEARWATER AVE	
2NR L L C		P O BOX 934	LEWISTON	ID	83501	114 24TH ST	
2NR L L C		P O BOX 934	LEWISTON	ID	83501	2523 8TH AVE	
319 TRENTON L L C		801 W RIVERSIDE AVE STE 300	SPOKANE	WA	99201	1325 21ST ST	
A L & M LLC	ATTN: SHERRI MYRE-BURRINGTON	621 W MALLON AVE STE 509	SPOKANE	WA	99201	2425 NEZ PERCE DR	
AB LEWISTON LLC	ATTN: MYRE-BURRINGTON SHERRI	621 W MALLON AVE STE 509	SPOKANE	WA	99201	2635 NEZ PERCE DR UNITS 101-104	
ADAIR RICHARD E &	ADAIR JERI A	1819 16TH AVE	LEWISTON	ID	83501	1819 16TH AVE	
ADAMS TERESA A		607 29TH ST	LEWISTON	ID	83501	607 29TH ST	
ADCOPE LLC		621 21ST ST	LEWISTON	ID	83501	621 21ST ST	
AH HI LAKI		3387 22ND ST	CLARKSTON	WA	99403	613 24TH ST	
AH HI TAI L &	AH HI LYNNE L	619 24TH ST	LEWISTON	ID	83501	619 24TH ST	
AIKEN WYATT &	HANSON RYLEE	1038 24TH ST	LEWISTON	ID	83501	1038 24TH ST	
ALBERT DAISY MAY		420 29TH ST	LEWISTON	ID	83501	420 29TH ST	
ALBERTSON SCOTT T		1311 17TH ST	LEWISTON	ID	83501	1311 17TH ST	
ALBERTSONS LLC	ATTN LEGAL DEPT	250 E PARKCENTER BLVD	BOISE	ID	83706	1024 21ST ST	
ALEXANDER ALISHA &	FISHER ZACHARY D	2301 9TH AVE	LEWISTON	ID	83501	2301 9TH AVE	
ALLEN SUSAN A		1307 17TH ST	LEWISTON	ID	83501	1307 17TH ST	
ALLISON ROBERT		1418 18TH ST	LEWISTON	ID	83501	1418 18TH ST	
ALLWEST TESTING & ENG INC		690 CAPSTONE CT	HAYDEN	ID	83835	2705 E MAIN ST	
ALUMBAUGH DAVID L &	ALUMBAUGH CAMILLE KAY	1905 16TH AVE	LEWISTON	ID	83501	1905 16TH AVE	
ANDERSON BRANDON D		1810 14TH AVE	LEWISTON	ID	83501	1810 14TH AVE	
ANDERSON JERRY D &	ANDERSON LONNA L	1830 15TH AVE	LEWISTON	ID	83501	1504 19TH ST	
ANDERSON JOSEPH L &	ANDERSON SYDNEE R	1117 29TH ST	LEWISTON	ID	83501	1117 29TH ST	
ANDERSON LIVING TRUST	ANDERSON GEORGE M &	1405 20TH ST	LEWISTON	ID	83501	1405 20TH ST	
ANDERSON MEGGAN &	ANDERSON CARL	790 E GOSSER RD	SHELTON	WA	98584	604 26TH ST	
ANDERSON RICHARD H &	ANDERSON ANNA MARIA	2728 11TH AVE	LEWISTON	ID	83501	2728 11TH AVE	
ANDREWS KYLE R		2621 GRELLE AVE	LEWISTON	ID	83501	1631 15TH AVE	
ANDREWS MARINA		1903 11TH AVE	LEWISTON	ID	83501	1903 11TH AVE	
ANDREWS TY M &	JOHNS CARRIE L	1018 29TH ST	LEWISTON	ID	83501	1018 29TH ST	
ANKNEY NANCY C		1616 18TH ST	LEWISTON	ID	83501	1616 18TH ST	
AQUAVIA LLC		PO BOX 189	CLARKSTON	WA	99403	1619 16TH AVE	
AQUAVIA LLC		PO BOX 189	CLARKSTON	WA	99403	1522 17TH ST	
ARAM VANCE E &	ARAM PATRICIA L TRUST &	321 RESERVIOR DR	LEWISTON	ID	83501	2802 CLEARWATER AVE	
ARAM VANCE E &	ARAM PATRICIA L TRUST &	321 RESERVOIR DR	LEWISTON	ID	83501	2801 E MAIN ST	
ARAM VANCE E &	ARAM PATRICIA L TRUST &	321 RESERVOIR DR	LEWISTON	ID	83501	2810 CLEARWATER AVE	
ARNETT DIANA		31010 DIANA DR	KENDRICK	ID	83537	1717 21ST ST	
ARREOLA JOSE CARLOS LEON &	LEON JENNIFER J	2131 9TH AVE	LEWISTON	ID	83501	2131 9TH AVE	
ASBE LLOYD W &	ASBE ELEANOR A	1441 29TH ST	LEWISTON	ID	83501	1441 29TH ST	
ASH ROBERT L &	ASH LINDA JAN	202 SW DOANS AVE	COLLEGE PLACE	WA	99324	2997 4TH AVE	
ASKEW STACY M		1615 14TH AVE	LEWISTON	ID	83501	1615 14TH AVE	
ATKINSON GWEN &	MOORE RANDY L	1125 24TH ST	LEWISTON	ID	83501	1125 24TH ST	
ATKINSON PATRICK J		1622 18TH AVE	LEWISTON	ID	83501	1622 18TH AVE	
ATKINSON RYEN &	ATKINSON AMANDA	1330 18TH ST	LEWISTON	ID	83501	1330 18TH ST	
B & F PROPERTY MGMT LLC		1011 N 11TH ST	COEUR D' ALENE	ID	83814-5852	2615 SUNSET DR	
BAILEY JULEE R		711 CASSELL ST	LEWISTON	ID	83501	711 CASSELL ST	

BAKER GERRI		1417 17TH ST	LEWISTON	ID	83501	1417 17TH ST	
BALDECK EUGENE TRUST		PO BOX 24	LEWISTON	ID	83501	1701 17TH ST	
BALJAT GROUP THE		5225 S ALVERA CIR	SALT LAKE CITY	UT	84117	1606 21ST ST	
BALL TARA &	FORGE TAYLOR NIGEL	1007 SUNSET CT	LEWISTON	ID	83501	1007 SUNSET CT	
BARBEE PENNY LOREE		806 26TH ST	LEWISTON	ID	83501	806 26TH ST	
BARDEN TAMMY		417 29TH ST UNIT A	LEWISTON	ID	83501	417 29TH ST	
BARGER CALEB J		2618 8TH AVE	LEWISTON	ID	83501	2618 8TH AVE	
BARTON GERALD N		2304 11TH AVE	LEWISTON	ID	83501	2304 11TH AVE	
BARTON MILAN ANTHONY &	STEINER RAICHELLE CARA	2706 SUNSET DR	LEWISTON	ID	83501	2706 SUNSET DR	
BAUM BONNIE JEAN		2406 9TH AVE	LEWISTON	ID	83501	2406 9TH AVE	
BAYLESS RONALD M &	BAYLESS TAMMI	1920 E MEADOW LN	POST FALLS	ID	83854	913 29TH ST	
BBA PROPERTIES L L C		PO BOX 874	LEWISTON	ID	83501	520 27TH ST	
BEAN PROPERTIES LLC		2319 GRELLE AVE	LEWISTON	ID	83501	1726 10TH AVE	
BECK SUSAN L		1815 16TH ST	LEWISTON	ID	83501	1815 16TH ST	
BECKER BRETT A		2327 8TH AVE	LEWISTON	ID	83501	2327 8TH AVE	
BECKER ROGER W		2310 16TH AVE	LEWISTON	ID	83501	2304 16TH AVE	
BECKER THERESA S		1421 29TH ST UNIT 12	LEWISTON	ID	83501	1421 29TH ST	
BECKMAN PROPERTIES LLC		207 FERGUSON WAY	MCCALL	ID	83638	1342 29TH ST	
BEESON BENJAMIN &	BEESON SYDNEY	1911 15TH AVE	LEWISTON	ID	83501	1911 15TH AVE	
BEESON FAMILY REV LIVING TRUST		2308 9TH AVE	LEWISTON	ID	83501	2308 9TH AVE	
BELKNAP TERRISA D		517 SILCOTT CT	LEWISTON	ID	83501	517 SILCOTT CT	
BENDER RYAN C &	BENDER BRIANNE L	2404 13TH AVE	LEWISTON	ID	83501	2404 13TH AVE	
BENNETT KIMBERLY		P O BOX 344	LEWISTON	ID	83501	1624 14TH AVE	
BENNETT RANDALL &	BENNETT SARA	1708 18TH AVE	LEWISTON	ID	83501	1708 18TH AVE	
BENNETT RANDALL &	BENNETT SARA	3621 12TH ST	LEWISTON	ID	83501	1720 18TH AVE	
BENTLEY ROBERT O &	BENTLEY TIFFANY L	1219 18TH ST	LEWISTON	ID	83501	1219 18TH ST	
BENTON ROBERT		1767 12TH ST PMB 135	HOOD RIVER	OR	97031	2704 CLEARWATER AVE	
BERGAMO ABRAHAM		1110 21ST ST	LEWISTON	ID	83501	1821 14TH AVE	
BERGAMO ABRAM M &	BERGAMO HEATHER C	2060 MARILYN WAY	CLARKSTON	WA	99403	1110 21ST ST	
BERGAMO ABRAM M &	BERGAMO HEATHER C	2060 MARILYN WAY	CLARKSTON	WA	99403	2020 11TH AVE	
BERGAMO ABRAM M &	BERGAMO HEATHER C	2060 MARILYN WAY	CLARKSTON	WA	99403	2016 11TH AVE	
BERGAMO ABRAM M &	BERGAMO HEATHER C	2060 MARILYN WAY	CLARKSTON	WA	99403	1110 21ST ST	
BERGAMO ABRAM M &	BERGAMO HEATHER C	2060 MARILYN WAY	CLARKSTON	WA	99403	1105 20TH ST	
BERGAMO WILLIAM R &	BERGAMO VICKI L	407 29TH ST	LEWISTON	ID	83501	407 29TH ST	
BERRY JORDAN &	BERRY KATHRYN	1613 11TH AVE	LEWISTON	ID	83501	1613 11TH AVE	
BETSCHART JANET L		2325 12TH AVE	LEWISTON	ID	83501	2325 12TH AVE	
BEZONA LORETA		0113 24TH ST	LEWISTON	ID	83501	113 24TH ST	
BIELEJEC ZADIE M	BIELEJEC STEPHEN R - LE AKA	2806 SUNSET DR	LEWISTON	ID	83501	2806 SUNSET DR	
BIGGERS KATHY		2416 14TH AVE	LEWISTON	ID	83501	2416 14TH AVE	
BISHOP BRADLEY &	VANNESS SHALEIGH B	2427 14TH AVE	LEWISTON	ID	83501	2427 14TH AVE	
BIVENS BRANDY L		508 29TH ST	LEWISTON	ID	83501	508 29TH ST	
BLACK STEVEN		2419 SUNSET DR	LEWISTON	ID	83501	2419 SUNSET DR	
BLACK TRISTON		PO BOX 13	ANATONE	WA	99401	1018 18TH ST	
BLACKMAN JOSSILYN &	DIAZ JAVIER	1310 20TH ST	LEWISTON	ID	83501	1310 20TH ST	
BLACKWELL GARY W &	BLACKWELL CONNIE	0202 25TH ST	LEWISTON	ID	83501	202 25TH ST	
BLAKER KRISTEN &	BLAKER DUSTIN &	1303 18TH ST	LEWISTON	ID	83501	1303 18TH ST	

BLAKER LEE R &	BLAKER LEONA	2714 8TH AVE	LEWISTON	ID	83501	2714 8TH AVE	
BLUE RIBBON LINEN SUPPLY INC		2322 16TH AVE	LEWISTON	ID	83501	2322 16TH AVE	
BLUE RIBBON LINEN SUPPLY INC		2322 16TH AVE	LEWISTON	ID	83501	2402 16TH AVE	
BLUNT DEPAUL JORDAN &	LOWELL-FORKER ELIZABETH	1607 14TH AVE	LEWISTON	ID	83501	1607 14TH AVE	
BLY ROY L &	COLLINS PHYLLIS J (H/W)	2604 7TH AVE	LEWISTON	ID	83501	2604 7TH AVE	
BLY WILLIAM R &	BLY KIM R	2310 SUNSET DR	LEWISTON	ID	83501	2310 SUNSET DR	
BOE DANIEL LEE &	ROSENPLATZ LAROY LEATRICE	1717 11TH AVE APT C	LEWISTON	ID	83501	1717 11TH AVE	
BOEHLER TIMOTHY G		708 27TH ST	LEWISTON	ID	83501	708 27TH ST	
BOGGAN ROSE M &	DILLARD GLORIA	418 SILCOTT ST	LEWISTON	ID	83501	418 SILCOTT ST	
BOOTS LORIN WILSON &	BOOTS LEAH A	2814 SUNSET DR	LEWISTON	ID	83501	2814 SUNSET DR	
BORGESSEN JESSICA M &	BORGESSEN JEFFREY L	601 24TH ST	LEWISTON	ID	83501	601 24TH ST	
BORJESSON PATRICIA		2413 13TH AVE	LEWISTON	ID	83501	2422 13TH AVE	
BORJESSON PATRICIA ANN		2413 13TH AVE	LEWISTON	ID	83501	2413 13TH AVE	
BOSSE ADAM C		2525 7TH AVE	LEWISTON	ID	83501	2525 7TH AVE	
BOVARD BRETT L &	BOVARD LINDA DORIAN	1714 12TH AVE	LEWISTON	ID	83501	1714 12TH AVE	
BOWMAN AMANDA		PO BOX 135	COLTON	WA	99113	2607 8TH AVE	
BOYER GRACE RENEE ROSE &	BOYER MATTHEW ELLIOTT	1930 14TH AVE	LEWISTON	ID	83501	1930 14TH AVE	
BRADLEY MELINDA RENAE &	BRADLEY ROBERT ANTHONY	1051 29TH ST	LEWISTON	ID	83501	1051 29TH ST	
BRAINARD SCOTT D &	BRAINARD ANN M	2318 13TH AVE	LEWISTON	ID	83501	2318 13TH AVE	
BRAMMER GEORGE H TRUST		29003 N TOM BEALL RD	LAPWAI	ID	83540	1020 18TH ST	
BRANTING ANGELA M		2706 8TH AVE	LEWISTON	ID	83501	2706 8TH AVE	
BRAUN KIM		1816 13TH AVE	LEWISTON	ID	83501	1816 13TH AVE	
BRERETON ROBERT ALLEN JR &	BRERETON KASSIDY JEAN	805 29TH ST	LEWISTON	ID	83501	805 29TH ST	
BRICE KATHLEEN S		1619 14TH AVE	LEWISTON	ID	83501	1619 14TH AVE	
BRINKLY TIFFANY		611 21ST AVE	LEWISTON	ID	83501	115 26TH ST	
BROGAN AMY &	BROGAN SEAN	2413 SUNSET DR	LEWISTON	ID	83501	2413 SUNSET DR	
BROTMAN D MICHEL &	BROTMAN VALERIE REV LIV TRUST	50290 VALENCIA CT	LAQUINTA	CA	92253	1350 29TH ST	
BROWN CATHERINE M &	TOWN DANIEL WILLIAM	117 29TH ST	LEWISTON	ID	83501	117 29TH ST	
BROWN JENNY E		1210 20TH ST	LEWISTON	ID	83501	1210 20TH ST	
BROWN RONALD S		1118 20TH ST	LEWISTON	ID	83501	1118 20TH ST	
BUELL MICHAEL &	BUELL BRENDA FAMILY TRUST	350 GRANDVIEW DR	SAINT MARIES	ID	83861	2710 WILLOW DR	
BUGNER KYLE K &	BUGNER JESTINE M	2410 13TH AVE	LEWISTON	ID	83501	2410 13TH AVE	
BURGESS NICOLE L		1516 19TH ST	LEWISTON	ID	83501	1516 19TH ST	
BURR TREVOR &	BURR AMANDA	2421 14TH AVE	LEWISTON	ID	83501	2421 14TH AVE	
BUSCH MICHAEL L &	BUSCH LINDA D	538 BRYDEN AVE	LEWISTON	ID	83501	2126 8TH AVE	
BYRD TAMARA S		2619 7TH AVE	LEWISTON	ID	83501	2619 7TH AVE	
CAMPBELL JEANA D		1607 18TH AVE	LEWISTON	ID	83501	1607 18TH AVE	
CAMPBELL WAYNE ALLEN REV LIV T		1718 10TH AVE	LEWISTON	ID	83501	1718 10TH AVE	
CANNING AMANDA B		2704 4TH AVE	LEWISTON	ID	83501	2704 4TH AVE	
CANNON GARY D		2710 CLEARWATER AVE	LEWISTON	ID	83501	2721 E MAIN ST	
CANNON GARY D		2721 E MAIN ST APT 2	LEWISTON	ID	83501	2710 CLEARWATER AVE	
CANNON RICHARD D JR		2975 MAYFAIR RIDGE	LEWISTON	ID	83501	2706 1/2 CLEARWATER AVE	
CANNON WILLIAM C		124 27TH ST	LEWISTON	ID	83501	124 27TH ST	
CARRICO JAMI L		730 CASSELL ST	LEWISTON	ID	83501	730 CASSELL ST	
CARSON ADAM K		2408 8TH AVE	LEWISTON	ID	83501	2408 8TH AVE	
CARSON MADISON &	CARSON SHANE &	519 27TH ST	LEWISTON	ID	83501	519 27TH ST	

CARSON MORGAN L		2325 8TH AVE	LEWISTON	ID	83501	2325 8TH AVE	
CARTER JOEL M &	CARTER RENEE D	1821 15TH AVE	LEWISTON	ID	83501	1821 15TH AVE	
CASAUS MARY ELIZABETH		1829 15TH AVE	LEWISTON	ID	83501	1829 15TH AVE	
CASPER LAURA L		1713 16TH ST	LEWISTON	ID	83501	1713 16TH ST	
CASTLE FAMILY TRUST	CASTLE RONALD E &	1304 29TH ST	LEWISTON	ID	83501	1304 29TH ST	
CAVANAUGH SCOTT ALLEN &	HILLEMANN AMANDA	2408 11TH AVE	LEWISTON	ID	83501	2408 11TH AVE	
CELLI DAVID A &	CELLI PEARL A	1924 16TH AVE	LEWISTON	ID	83501	1924 16TH AVE	
CENTRAL IDAHO LAND LLC		24676 GARDEN GULCH RD	CULDESAC	ID	83524		
CHAFFEE JORDAN &	WEISSENFELS KATELYNN	1118 18TH ST	LEWISTON	ID	83501	1118 18TH ST	
CHANCE SHAWN P &	CHANCE LIZABETH	2314 13TH AVE	LEWISTON	ID	83501	2314 13TH AVE	
CHANDLER RONALD &	CHANDLER CAITLYN	1702 18TH ST	LEWISTON	ID	83501	1702 18TH ST	
CHAPMAN DICK A		1045 RIPON AVE	LEWISTON	ID	83501		
CHEN SAM JIA HE &	CHEN HAZEL XIU JUAN LIV TR	1719 W NORCREST CT	BOISE	ID	83705	702 27TH ST	
CHOATE LIVING TRUST		1702 18TH AVE	LEWISTON	ID	83501	1702 18TH AVE	
CHRISTIENSEN PAMELA ALTIVENE		2424 12TH AVE	LEWISTON	ID	83501	2424 12TH AVE	
CHURCH EMMANUEL BAPTIST		2200 11TH AVE	LEWISTON	ID	83501		
CHURCH KERI SMITH		3675 SE SHORELINE DR	CORVALLIS	OR	97333	2339 SUNSET DR	
CHURCH MADISON NOELLE &	CHURCH FILIOTAMAITAI VILLAMU	1816 11TH AVE	LEWISTON	ID	83501	1816 11TH AVE	
CHURCH PENTECOSTAL CHURCH	OF GOD OF LEWISTON	2502 16TH AVE	LEWISTON	ID	83501	2602 16TH AVE	
CHURCH SUSAN L		2624 SUNSET DR	LEWISTON	ID	83501	2624 SUNSET DR	
CLARK ALAN D &	CLARK TERRY ANNE	811 29TH ST	LEWISTON	ID	83501	811 29TH ST	
CLARK JOAN M		1423 29TH ST	LEWISTON	ID	83501	1423 29TH ST	
CLARK LARRY &	CLARK TERRY	1807 16TH ST	LEWISTON	ID	83501	1807 16TH ST	
CLARK RICHARD J &	CLARK AMANDA L	514 29TH ST	LEWISTON	ID	83501	514 29TH ST	
CLARK RICHARD JOHN &	CLARK KENNETH BRADLEY	526 29TH ST	LEWISTON	ID	83501	526 29TH ST	
CLEVELAND SUSAN &	CLEVELAND MICHAEL	2007 15TH AVE	LEWISTON	ID	83501	2007 15TH AVE	
CLIFFORD LESTER H		1605 20TH AVE	LEWISTON	ID	83501	1605 20TH AVE	
CLOVIS BRENT &	CLOVIS DENISE	505 27TH ST	LEWISTON	ID	83501	505 27TH ST	
COLE LISA J		1203 SEMINARY RD	BRIGHTON	IL	62012	1340 29TH ST	
COLE ROBERT E &	COLE TERESA R	42565 WAHA RD	LEWISTON	ID	83501		
COLKINS LIVING TRUST		1317 17TH ST	LEWISTON	ID	83501	1317 17TH ST	
COLLINS CINDY S &	COLLINS CRAIG J	1812 10TH AVE	LEWISTON	ID	83501	1812 10TH AVE	
COLLINS MICHAEL &	COLLINS TRACY	621 19TH AVE	LEWISTON	ID	83501	1916 15TH AVE	
COMSTOCK JAMES F &	COMSTOCK GEORGE F	1518 18TH ST	LEWISTON	ID	83501	1518 18TH ST	
CONLEY JERRY &	CONLEY JANET FAM LIV TR	7022 39TH AVE NE	SEATTLE	WA	98115	1435 29TH ST	
COOK JAMES C &	COOK JOY D	1917 17TH AVE	LEWISTON	ID	83501	2420 11TH AVE	
COOK KIM A		1617 18TH AVE	LEWISTON	ID	83501	1617 18TH AVE	
COOK LIVING TRUST	COOK JOY DEE-TRUSTEE	314 PRESTON DR	LEWISTON	ID	83501	1911 17TH AVE	
COOK LIVING TRUST	COOK JOY DEE-TRUSTEE	314 PRESTON DR	LEWISTON	ID	83501	1917 17TH AVE	
COOK PETER W JR		1904 11TH AVE	LEWISTON	ID	83501	1904 11TH AVE	
COON RAYMOND F		168 TIMBERLINE DR	PIERCE	ID	83546	1804 10TH AVE	
CORONADO MELANY &	CORONADO MARK	2225 9TH AVE	LEWISTON	ID	83501	2225 9TH AVE	
CRAIG DOUGLAS N SR &	CRAIG HELEN ANN	605 24TH ST	LEWISTON	ID	83501	605 24TH ST	
CRAIG GAIL C		1413 29TH ST	LEWISTON	ID	83501	1413 29TH ST	
CRAIG KENNETH &	CRAIG CHARLOTTE &	1212 18TH ST	LEWISTON	ID	83501	1212 18TH ST	
CRAIGIE ANDREW D &	CRAIGIE BARBARA L	PO BOX 902	POMEROY	WA	99347	2319 8TH AVE	

CRAWFORD TROY W &	CRAWFORD ARILLA M	608 26TH ST	LEWISTON	ID	83501	608 26TH ST	
CUNNINGTON JEFFREY &	CUNNINGTON ANAROSARIO C	1603 14TH AVE	LEWISTON	ID	83501	1603 14TH AVE	
CURTIS PETER TODD		726 WARNER AVE	LEWISTON	ID	83501	513 26TH ST	
DABRITZ DAVID &	DABRITZ JACQUE	2424 14TH AVE	LEWISTON	ID	83501	2424 14TH AVE	
DAHL JOHNNIE &	DAHL JUDY	1814 14TH AVE	LEWISTON	ID	83501	1814 14TH AVE	
DAMATO ALEXIS		2717 9TH AVE	LEWISTON	ID	83501	2717 9TH AVE	
DAMATO KENNETH D &	DAMATO SHELLY L	1027 29TH ST	LEWISTON	ID	83501	1027 29TH ST	
DAUBERT 2003 REVOCABLE TRUST		1002 SUNSET CT	LEWISTON	ID	83501	1002 SUNSET CT	
DAVENPORT JUSTIN T		1311 19TH ST	LEWISTON	ID	83501	1311 19TH ST	
DAVIDSON MIGNONNE		5 TAYLOR RIVER RD	HAMPTON FALLS	NH	3844	411 29TH ST	
DAVIS BAILEE &	PUDERBAUGH ETHAN	2313 12TH AVE	LEWISTON	ID	83501	2313 12TH AVE	
DAVIS LILLY AKA LILLIAN		1118 PROSPECT AVE	LEWISTON	ID	83501	1910 16TH AVE	
DAVIS STUART &	DAVIS BECKY LIVING TRUST	25860 OLD SPIRAL HWY	LEWISTON	ID	83501		
DAVISON L L C		2131 13TH AVE	LEWISTON	ID	83501	2131 13TH AVE	
DAWSON JAMES W		2351 SUNSET DR	LEWISTON	ID	83501	2351 SUNSET DR	
DEAN LAURENCE		1317 18TH ST	LEWISTON	ID	83501	1317 18TH ST	
DEAN LAURENCE A		1317 18TH ST	LEWISTON	ID	83501	1321 18TH ST	
DEBERARD KEN &	DEBERARD MARY I	1356 29TH ST	LEWISTON	ID	83501	1356 29TH ST	
DENISON SUSAN K		2615 WILLOW DR	LEWISTON	ID	83501	2615 WILLOW DR	
DEVIN MICHAEL T		1817 12TH AVE	LEWISTON	ID	83501	1817 12TH AVE	
DEWENTER JACK &	DEWENTER JANNELLE M	2330 SUNSET DR	LEWISTON	ID	83501	2330 SUNSET DR	
DICKENSON CHRISTIAN A		421 29TH ST	LEWISTON	ID	83501	421 29TH ST	
DINGES STEPHEN D		1625 15TH AVE	LEWISTON	ID	83501	1625 15TH AVE	
DINUBILO CASEY E		615 27TH ST	LEWISTON	ID	83501	615 27TH ST	
DOHERTY MARY FRANCES		2313 9TH AVE	LEWISTON	ID	83501	2313 9TH AVE	
DONEY ECHO &	DONEY BRYAN	3004 5TH AVE	LEWISTON	ID	83501	3004 5TH AVE	
DOTSON KEITH N		1514 18TH ST	LEWISTON	ID	83501	1514 18TH ST	
DOTY WILLIE MAE		1502 29TH ST	LEWISTON	ID	83501	1502 29TH ST	
DOUGLASS HARLAN D		801 W RIVERSIDE AVE STE 400	SPOKANE	WA	99201	920 21ST ST	
DOVER ROCKY D &	DOVER MYRNA M	239 23RD AVE	LEWISTON	ID	83501	1309 20TH ST	
DOWDALL JENNIFER TRUST		3007 6TH AVE	LEWISTON	ID	83501	3007 6TH AVE	
DRAGOS TIFFANY A		1011 29TH ST	LEWISTON	ID	83501	1011 29TH ST	
DRAPER EMMA &	DRAPER ISSAC	2412 9TH AVE	LEWISTON	ID	83501	2412 9TH AVE	
DRUFFEL BENJAMIN REED		2705 SUNSET DR	LEWISTON	ID	83501	2705 SUNSET DR	
DUGUET KIMBERLY &	YOUNG CLARA RES LE	1210 CASCADE DR	LAKE HAVASU CITY	AZ	86406	1428 18TH ST	
DURLAND JAMES H		1619 17TH ST	LEWISTON	ID	83501	1619 17TH ST	
EDGAR JEFFREY K &	EDGAR BECKY JO	1826 11TH AVE	LEWISTON	ID	83501	1826 11TH AVE	
EDMONSON JERRY D		1215 EVERGREEN CT APT 130	CLARKSTON	WA	99403	2503 6TH AVE	
EDWARDSEN JEFFREY D		P O BOX 1673	LEWISTON	ID	83501	726 26TH ST	
EIMERS DON J		1618 14TH AVE	LEWISTON	ID	83501	1618 14TH AVE	
EIMERS SANDRA PRATT		605 E MAIN ST UNIT 6	GRANGEVILLE	ID	83530	2020 14TH AVE	
EKE REBECCA D		709 27TH ST	LEWISTON	ID	83501	709 27TH ST	
ELBEN SAMUEL H		1610 18TH ST	LEWISTON	ID	83501	1610 18TH ST	
ELDER HARRY LEE &	ELDER WENDY S	1208 18TH ST	LEWISTON	ID	83501	1208 18TH ST	
ELLER TYLER J &	DELP KAILA B	1820 14TH AVE	LEWISTON	ID	83501	1820 14TH AVE	
ELLIOTT STEVEN K &	ELLIOTT HEATHER C	1020 WILLOW DR	LEWISTON	ID	83501	1020 WILLOW DR	

ELLIOTT SUSAN D		1811 12TH AVE	LEWISTON	ID	83501	1811 12TH AVE	
EMMANUEL BAPTIST CHURCH		2200 11TH AVE	LEWISTON	ID	83501	1120 23RD ST	
EPLING CYNTHIA A		2125 SUNSET DR	LEWISTON	ID	83501	2125 SUNSET DR	
ERDMAN RILEY D &	ERDMAN ASHLEY M	2407 8TH AVE	LEWISTON	ID	83501	2407 8TH AVE	
ERNIES STEAKHOUSE #1 LLC		201 W MAIN ST	GRANGEVILLE	ID	83530	2305 NEZ PERCE DR	
ERNSDORFF BETHANY		1207 17TH ST	LEWISTON	ID	83501	1207 17TH ST	
ESTRADA PAUL		1208 20TH ST	LEWISTON	ID	83501	1208 20TH ST	
EUREKA RIDGE DEVELOPMENTS LLC		P O BOX 606	CLARKSTON	WA	99403	1031 21ST ST	
EVERETT IRENE		1910 12TH AVE	LEWISTON	ID	83501	1910 12TH AVE	
EVERHART RAYAN KEITH		2410 14TH AVE	LEWISTON	ID	83501	611 1/2 25TH ST	
EXCALIBUR AUTO BODY REPAIR INC		3008 E MAIN ST	LEWISTON	ID	83501	3006 MAIN ST	
FAIRLEY LYNN L		1323 17TH AVE	LEWISTON	ID	83501	2327 13TH AVE	
FAITH TABERNACLE MINISTRIES		2502 16TH AVE	LEWISTON	ID	83501		
FALING KIMBERLY N		405 30TH ST	LEWISTON	ID	83501	405 30TH ST	
FARRELL DANIEL J &	FARRELL JOAN M	1813 14TH AVE	LEWISTON	ID	83501	1813 14TH AVE	
FERRIGNO ALICIA		3174 CLEMANS RD	CLARKSTON	WA	99403	2425 12TH AVE	
FETZER CRAIG		731 CASSELL ST	LEWISTON	ID	83501	731 CASSELL ST	
FEUCHT JEREMY L &	FEUCHT MARNE M	2732 SUNSET DR	LEWISTON	ID	83501	2732 SUNSET DR	
FINCH AARON MICHAEL &	FINCH LANA FERN	728 27TH ST	LEWISTON	ID	83501	728 27TH ST	
FINE PETER &	FINE BRETAGNE	2605 WILLOW DR	LEWISTON	ID	83501	2605 WILLOW DR	
FISCHER THOMAS R &	LEWIS DEBRA A	PO BOX 612	LEWISTON	ID	83501	2221 11TH AVE	
FLERCHINGER DAN M		2304 14TH AVE	LEWISTON	ID	83501	2304 14TH AVE	
FORTH RYAN C &	FORTH BROOKE A	1110 30TH ST	LEWISTON	ID	83501	1110 30TH ST	
FOSS JINYI &	FOSS ALEXANDER C &	327 29TH ST	LEWISTON	ID	83501	2710 E MAIN ST	
FOSTER LESTER A &	FOSTER LOIS	1812 16TH AVE	LEWISTON	ID	83501	1812 16TH AVE	
FOUST SETH A &	FOUST ASHLEY ANNE	1004 29TH ST	LEWISTON	ID	83501	1004 29TH ST	
FOWLER LOGAN J &	FOWLER EMMA L	2806 4TH AVE	LEWISTON	ID	83501	2806 4TH AVE	
FRANK MARVIN		1055 29TH ST	LEWISTON	ID	83501	1055 29TH ST	
FRANK MARVIN R &	WHITE JENNIFER L &	2709 9TH AVE	LEWISTON	ID	83501	2709 9TH AVE	
FRANKLIN DONNA M &	CLOVIS DENISE M &	1003 29TH ST	LEWISTON	ID	83501	1003 29TH ST	
FRAZEY MARY J		1344 29TH ST	LEWISTON	ID	83501	1344 29TH ST	
FREEBERG LON E II		2913 GARFIELD COURT	LEWISTON	ID	83501	2913 GARFIELD CT	
FREEDOM NORTHWEST CU		PO BOX 68	KAMIAH	ID	83536		
FREER MICHAEL JOSEPH		2310 8TH AVE	LEWISTON	ID	83501	2310 8TH AVE	
FUJISHIN MONTE &	FUJISHIN CHERYL	2715 SUNSET DR	LEWISTON	ID	83501	2715 SUNSET DR	
FULLER RANDY LANE		2309 11TH AVE	LEWISTON	ID	83501	2309 11TH AVE	
G & K PROPERTIES L L C		2322 16TH AVE	LEWISTON	ID	83501		
GALBRAITH KATIE LYNN		1443 29TH ST	LEWISTON	ID	83501	1443 29TH ST	
GALLUCCI EDWARD J &	GALLUCCI LAURIE A	816 26TH ST	LEWISTON	ID	83501	816 26TH ST	
GARLAND CASEY		1121 29TH ST	LEWISTON	ID	83501	1121 29TH ST	
GARNER JILL H		2335 ALBRIGHT GRADE RD	LEWISTON	ID	83501	507 SILCOTT CT	
GARRISON MACKENZIE &	GARRISON SAMANTHA	2415 14TH AVE	LEWISTON	ID	83501	2415 14TH AVE	
GEAGLEY BRADLY W &	GEAGLEY DIANN R	412 29TH ST	LEWISTON	ID	83501	412 29TH ST	
GEARHISER DIANNA G		1319 19TH ST	LEWISTON	ID	83501	1319 19TH ST	
GEHRING SHARI &	GEHRING VIC &	1928 16TH AVE	LEWISTON	ID	83501	1928 16TH AVE	
GEORGE DAVID W &	WOODARD SUSANNE H	2619 11TH AVE	LEWISTON	ID	83501	2619 11TH AVE	

GIBLER GARY W &	GIBLER M MELANIE	1903 12TH AVE	LEWISTON	ID	83501	1903 12TH AVE	
GIESE KELLY J		P O BOX 539	LEWISTON	ID	83501	2904 E MAIN ST	
GILL MARK W &	GILL CATHLEEN P	2725 WILLOW DR UNIT A	LEWISTON	ID	83501	1529 18TH ST	
GILL PERDEEP &	KAUR SARBJIT &	2383 SHELLEY LN	CLARKSTON	WA	99403	2315 8TH AVE	
GILLESPIE DOUGLAS &	GILLESPIE PAULA T R	2329 9TH AVE	LEWISTON	ID	83501	2329 9TH AVE	
GILLS LLC		PO BOX 535	LEWISTON	ID	83501	2128 8TH AVE	
GIRARD SAMMIE MARIE &	PRESNELL SAMUEL GLEN	1507 17TH ST	LEWISTON	ID	83501	1507 17TH ST	
GLEASON OIL LLC		2747 CRITCHFIELD RD	CLARKSTON	WA	99403	1324 21ST ST	
GLEASON OIL LLC		2747 CRITCHFIELD RD	CLARKSTON	WA	99403	1324 21ST ST	
GODFREY JASON		1527 18TH ST	LEWISTON	ID	83501	1527 18TH ST	
GOECKNER CALEB		19179 RED BIRD RD	LEWISTON	ID	83501	425 27TH ST	
GOECKNER NEIL &	GOECKNER STEPHANIE REV FAM TRT	19179 RED BIRD RD	LEWISTON	ID	83501		
GOECKNER NOAH		1007 19TH ST	LEWISTON	ID	83501	1007 19TH ST	
GOECKNER TAJ &	GOECKNER SYDNEE	2801 9TH AVE	LEWISTON	ID	83501	2801 9TH AVE	
GOMEZ N J MARC &	GOMEZ CARLA J R	1727 16TH AVE	LEWISTON	ID	83501	1727 16TH AVE	
GOODELL TAMI R		1820 10TH AVE	LEWISTON	ID	83501	1820 10TH AVE	
GOODSON DALE L		2340 9TH AVE	LEWISTON	ID	83501	2340 9TH AVE	
GOODSON DICK		205 18TH ST	LEWISTON	ID	83501	402 29TH ST	
GOODSON KIM ARLEEN		1619 G ST	LEWISTON	ID	83501	2718 8TH AVE	
GORSLINE TRISTAN J		62792 HURRICANE CREEK RD	JOSEPH	OR	97846	1406 29TH ST	
GOURLUCK ALEX N &	GOURLUCK DEBRA A	1366 29TH ST	LEWISTON	ID	83501	1366 29TH ST	
GRAHAM BRIAN &	GRAHAM REBECCA H	2124 8TH AVE	LEWISTON	ID	83501	2124 8TH AVE	
GRANT BERYL G		402 N MILL ST	GRANGEVILLE	ID	83530	1437 29TH ST	
GRAY PETER		2922 GARFIELD CT	LEWISTON	ID	83501	2922 GARFIELD CT	
GREEN TRAVIS E &	GREEN SHEA M	2617 7TH AVE	LEWISTON	ID	83501	2617 7TH AVE	
GREENE CHANTEL L		7224 E LATHAM ST	SCOTTSDALE	AZ	85257	1906 15TH AVE	
GREENE THOMAS H JR		921 29TH ST	LEWISTON	ID	83501	921 29TH ST	
GREY DARBY L		719 26TH ST	LEWISTON	ID	83501	719 26TH ST	
GROGAN MICHAEL W		2811 4TH AVE	LEWISTON	ID	83501	2811 4TH AVE	
GROSS RYAN M		1403 17TH ST	LEWISTON	ID	83501	1403 17TH ST	
GROSSMAN JESSE C &	GROSSMAN HALEY A	3428 9TH STREET E	LEWISTON	ID	83501	1519 17TH ST	
GUERNSEY HOLDINGS SDI	ID PROPCO LLC	3167 S FM 730	DECATUR	TX	76234	1304 21ST ST	
GUINN JULIE		1320 18TH ST	LEWISTON	ID	83501	1320 18TH ST	
GULMAN STEVIE RENEE &	FUCHS ZACHARY	614 27TH ST	LEWISTON	ID	83501	614 27TH ST	
GUMP CURTIS INDIANA &	GUMP REBEKAH DEBRA	1712 10TH AVE	LEWISTON	ID	83501	1712 10TH AVE	
GUSTIN DENISE I &	EDWARDSSEN JAMES S	737 18TH AVE	CLARKSTON	WA	99403		
H & F PROPERTIES L L C		1901 19TH AVE	LEWISTON	ID	83501	1901 19TH AVE	
HAENER DANIEL T		2311 14TH AVE	LEWISTON	ID	83501	2311 14TH AVE	
HAIGLER JORDAN &	HAIGLER LAINEY	606 24TH ST	LEWISTON	ID	83501	606 24TH ST	
HALBERT TODD REX &	HALBERT NICHOLE LYNN	2420 9TH AVE	LEWISTON	ID	83501	2420 9TH AVE	
HALL FAMILY I LLC		2724 COUNTRY CLUB DR	LEWISTON	ID	83501	2323 JUNIPER DR	
HALL JUSTIN LANE &	TERHAAR COLLEEN RAE	1722 11TH AVE	LEWISTON	ID	83501	1722 11TH AVE	
HALL KYLE JEFFREY		321 SILCOTT ST	LEWISTON	ID	83501	321 SILCOTT ST	
HALL SHANNEN J &	HALL ROBERT Z	1830 13TH AVE	LEWISTON	ID	83501	1830 13TH AVE	
HALL SORENA J &	HALL JOY S	510 29TH ST	LEWISTON	ID	83501	510 29TH ST	
HALSTEAD DEBRA J &	HALSTEAD BROCK &	602 25TH ST	LEWISTON	ID	83501	603 25TH ST	

HAMAISHI CARL H &	HAMAISHI PATRICIA A &	P O BOX 272	MOUNTAIN HOME	ID	83647	1510 19TH ST	
HAMILTON TARA		1606 10TH AVE	LEWISTON	ID	83501	1606 10TH AVE	
HANBY RICHARD &	HANBY JUDY	1403 29TH ST	LEWISTON	ID	83501	1403 29TH ST	
HANCHETT MARK ALAN &	HANCHETT SELENA M	710 CASSELL ST	LEWISTON	ID	83501	710 CASSELL ST	
HANING JESSE R &	COOLEY ANDREA M	2610 9TH AVE	LEWISTON	ID	83501	2610 9TH AVE	
HANSEN CRAIG J &	HANSEN JEANNE F	2213 9TH AVE	LEWISTON	ID	83501	2213 9TH AVE	
HANSEN RICHARD E &	HANSEN PATRICIA C	916 29TH ST	LEWISTON	ID	83501	916 29TH ST	
HANSON WILLIAM F		2703 WILLOW DR	LEWISTON	ID	83501	2703 WILLOW DR	
HANTHORN JAMES A &	HANTHORN KATHLEEN J	523 26TH ST	LEWISTON	ID	83501	523 26TH ST	
HAPPY DAY CORPORATION		703 MAIN ST	LEWISTON	ID	83501	1410 21ST ST	
HARDIN TY MICHAEL		524 SILCOTT CT	LEWISTON	ID	83501	524 SILCOTT CT	
HARI KAILASH INC		322 RESERVOIR CT	LEWISTON	ID	83501	1028 17TH ST	
HARRICH REALTY HOLDINGS LLC		1809 OLD ORCHARD CT	LEWISTON	ID	83501	2335 E MAIN ST	
HARRINGTON DELORIS		1419 29TH ST UNIT 11	LEWISTON	ID	83501	1419 29TH ST	
HARRINGTON JENNIFER &	HARRINGTON TRAVIS	1602 19TH AVE	LEWISTON	ID	83501	1602 19TH AVE	
HARRIS JUSTIN C		1623 14TH AVE	LEWISTON	ID	83501	1623 14TH AVE	
HARRIS KYLE N &	HARRIS KRISTINA M	2308 12TH AVE	LEWISTON	ID	83501	2308 12TH AVE	
HARROUN STEPHANI		2614 9TH AVE	LEWISTON	ID	83501	2614 9TH AVE	
HART DIANA F &	HART JAMES S	2810 8TH AVE	LEWISTON	ID	83501	2810 8TH AVE	
HARTSHORN CASSIDY F		1309 18TH ST	LEWISTON	ID	83501	1309 18TH ST	
HARWICK GROUP L L C		836 6TH ST	CLARKSTON	WA	99403	1809 16TH AVE	
HASENOEHRL BRYAN G &	HASENOEHRL NANCY L &	P O BOX 674	LEWISTON	ID	83501	2118 9TH AVE	
HASENOEHRL TIMOTHY J		1919 15TH AVE	LEWISTON	ID	83501	1919 15TH AVE	
HATTRUP CASANDRA M		1524 8TH AVE BLVD	LEWISTON	ID	83501	130 26TH ST	
HATTRUP NATHAN		1309 29TH ST	LEWISTON	ID	83501	1309 29TH ST	
HAWKINS GARY KYLE		1019 24TH ST	LEWISTON	ID	83501	1019 24TH ST	
HAWKINS JENNIFER Y		705 27TH ST	LEWISTON	ID	83501	705 27TH ST	
HAWLEY ERVIN F	HAWLEY HELEN J	611 26TH ST	LEWISTON	ID	83501	611 26TH ST	
HAYS DALLAS D &	HAYS ANNETTE	2609 9TH AVE	LEWISTON	ID	83501	2609 9TH AVE	
HAYWARD RICHARD H III		1308 18TH ST	LEWISTON	ID	83501	1308 18TH ST	
HEATH DERREK W		1523 17TH ST	LEWISTON	ID	83501	1523 17TH ST	
HECKMAN DAYROLD		2502 17TH AVE	LEWISTON	ID	83501	2502 17TH AVE	
HEIMGARTNER JACKIE &	HEIMGARTNER CLINT	2991 4TH AVE	LEWISTON	ID	83501	2991 4TH AVE	
HELLING JONATHAN &	HELLING MARIKO KODERA	1917 12TH AVE	LEWISTON	ID	83501	1917 12TH AVE	
HENDERSON DAVID E &	HENDERSON LINDA	2412 12TH AVE	LEWISTON	ID	83501	2412 12TH AVE	
HENDERSON ROBERT D		1209 29TH ST	LEWISTON	ID	83501	1209 29TH ST	
HENDERSON ROBERT D &	HENDERSON JO LYNN	2807 11TH AVE	LEWISTON	ID	83501	2807 11TH AVE	
HENDRICKSON FAMILY TRUST	HENDRICKSON JOHN B &	2805 SUNSET DR	LEWISTON	ID	83501	2805 SUNSET DR	
HENLEY ROBERT &	DECIUS HARLEY	1828 16TH AVE	LEWISTON	ID	83501	1828 16TH AVE	
HENNING TIM		2810 GAS LIGHT CT	LEWISTON	ID	83501	2810 GASLITE CT	
HENRY BRIAN L &	HENRY SARA J	2931 GARFIELD CT	LEWISTON	ID	83501	2931 GARFIELD CT	
HENRY ERIC A		3837 15TH ST	LEWISTON	ID	83501	2933 GARFIELD CT	
HEPBURN KEVIN J &	HEPBURN JENIFER S	2610 8TH AVE	LEWISTON	ID	83501	2610 8TH AVE	
HILL STEVEN R &	GARVEY MARIA	1411 17TH ST	LEWISTON	ID	83501	1411 17TH ST	
HILLING MARY &	HILL EMMA	1522 18TH ST	LEWISTON	ID	83501	1522 18TH ST	
HINKLEY CHAD K		1909 BIRCH AVE	LEWISTON	ID	83501	106 29TH ST	

HINTZ DANIEL P &	HINTZ SANDY A	1101 29TH ST	LEWISTON	ID	83501	1101 29TH ST	
HIX KIM W &	HIX JASON K	1808 10TH AVE	LEWISTON	ID	83501	1808 10TH AVE	
HOCH MYLYNDA &	HOCH KEVIN	623 27TH ST	LEWISTON	ID	83501	623 27TH ST	
HOLBROOK DONALD R		2328 13TH AVE	LEWISTON	ID	83501	2328 13TH AVE	
HOLLENBACK CODY &	HOLLENBACK CHRISTINE G	2203 11TH AVE	LEWISTON	ID	83501	2203 11TH AVE	
HOLMAN MITCH &	HOLMAN SAMANTHA	1829 13TH AVE	LEWISTON	ID	83501	1829 13TH AVE	
HOLMES KEVIN JAMES &	HOLMES MARCELLINA	1907 11TH AVE	LEWISTON	ID	83501	1907 11TH AVE	
HOLT MARK &	HOLT ANGELA	1805 16TH ST	LEWISTON	ID	83501	1805 16TH ST	
HOLT VERGIL J		1213 17TH ST	LEWISTON	ID	83501	1213 17TH ST	
HOPKINS ROBERT &	HOPKINS DANIELLE	1102 30TH ST	LEWISTON	ID	83501	1102 30TH ST	
HOPPLE BRANDON		619 27TH ST	LEWISTON	ID	83501	619 27TH ST	
HOUSE BENJAMIN L		2516 SUNSET DR	LEWISTON	ID	83501	2516 SUNSET DR	
HOWARD LINDY L		2135 14TH AVE	LEWISTON	ID	83501	2135 14TH AVE	
HOWARD NATALIE J		1522 HEMLOCK AVE	LEWISTON	ID	83501	2503 E MAIN ST	
HOWARD ROSS A &	HOWARD ANGELA R &	225 BAILEY DR	LEWISTON	ID	83501	1107 23RD ST	
HUFFAKER CLYNN R &	HUFFAKER JOEY C	521 SILCOTT ST	LEWISTON	ID	83501	521 SILCOTT ST	
HUFFAKER JOSHUA A		2329 12TH AVE	LEWISTON	ID	83501	2329 12TH AVE	
HUFFAKER RYAN J &	HUFFAKER CHERYL A	1906 10TH AVE	LEWISTON	ID	83501	1906 10TH AVE	
HUGHES CHAD B		1612 10TH AVE	LEWISTON	ID	83501	1612 10TH AVE	
HUGHES MARK A &	CHARLESTON KARRI M	1324 29TH ST	LEWISTON	ID	83501	1324 29TH ST	
HUI ALLEN SZE-SHANG &	CHENG MENGYA	2132 9TH AVE	LEWISTON	ID	83501	2132 9TH AVE	
HULTMAN ELIJAH COLE &	HULTMAN MARY CHRISTINE	2602 9TH AVE	LEWISTON	ID	83501	2602 9TH AVE	
HUNGERFORD DELORES A		1015 24TH ST	LEWISTON	ID	83501	1015 24TH ST	
HUSTED TAMARA EILEEN &	HUSTED RICHARD HERBERT JR	1813 17TH AVE	LEWISTON	ID	83501	1813 17TH AVE	
HUTCHINS PATRICIA B		2326 9TH AVE	LEWISTON	ID	83501	2326 9TH AVE	
IDAHO STATE OF		P O BOX 36	BOISE	ID	83722	2604 16TH AVE	
IHFA COMMUNITY INVESTMENT HOLD		565 W MYRTLE	BOISE	ID	83707	2207 E MAIN ST	
INGRAM JERRY &	INGRAM LESA R	1815 15TH AVE	LEWISTON	ID	83501	1815 15TH AVE	
IRBY FAMILY TRUST	IRBY ANTHONY JAY &	1613 15TH AVE	LEWISTON	ID	83501	1613 15TH AVE	
IRBY SUSAN G		2814 9TH AVE	LEWISTON	ID	83501	2814 9TH AVE	
IRISH DENNIS &	IRISH SHARON	1012 WILLOW DR	LEWISTON	ID	83501	1012 WILLOW DR	
ISAACS MICHAEL STEVEN &	ISAACS KAY EILEEN	2717 WILLOW DR	LEWISTON	ID	83501	2717 WILLOW DR	
ISOM BLAKE C &	ISOM MINDY D	2713 9TH AVE	LEWISTON	ID	83501	2713 9TH AVE	
J & L FISHER FAMILY TRUST	FISHER JIMMY D &	14770 SNAKE RIVER RD	ASOTIN	WA	99402	2706 9TH AVE	
JACKSON NOEL CHRISTOPHER		1120 30TH ST	LEWISTON	ID	83501	1120 30TH ST	
JAKICH ADELENE YVONNE		1348 29TH ST	LEWISTON	ID	83501	1348 29TH ST	
JAMESON JAMES B &	JAMESON TERRI MCLAREN	512 27TH ST	LEWISTON	ID	83501	512 27TH ST	
JAMESON MACLAREN LUKE &	JAMESON ANGELYN DAWN	2407 14TH AVE	LEWISTON	ID	83501	2407 14TH AVE	
JEANS EARL C &	CHURCH SUSAN L	2624 SUNSET DR	LEWISTON	ID	83501	1354 29TH ST	
JEFFS ELLIOTT &	JEFFS GWENDOLYN	2412 8TH AVE	LEWISTON	ID	83501	2412 8TH AVE	
JENSEN DANIEL C &	JENSEN CARLA M	1772 E JOYNER DR	CUSICK	WA	99119	1905 19TH AVE	
JEPPSON JUDY A		1425 29TH ST	LEWISTON	ID	83501	1425 29TH ST	
JILEK KAYLA M &	JILEK SCOTT A	1618 13TH AVE	LEWISTON	ID	83501	1618 13TH AVE	
JIMENEZ BRIAN R &	JIMENEZ MILDRED M	1112 18TH ST	LEWISTON	ID	83501	1112 18TH ST	
JOHNSON BENJAMIN E		1507 19TH ST	LEWISTON	ID	83501	1507 19TH ST	
JOHNSON DAVID C &	JOHNSON JOANNE R TRUSTEES OF	1820 16TH AVE	LEWISTON	ID	83501	1820 16TH AVE	

JOHNSON JOSH &	JOHNSON TRACHELE	3244 EXPEDITION WAY	LEWISTON	ID	83501	121 27TH ST	
JOHNSON LUKE &	JOHNSON RACHEL	1031 24TH ST	LEWISTON	ID	83501	1031 24TH ST	
JOHNSON MIKE S &	JOHNSON PATRICIA A	1024 24TH ST	LEWISTON	ID	83501	1024 24TH ST	
JOHNSON RYAN W &	JOHNSON VALERIE C	915 8TH ST	LEWISTON	ID	83501	615 29TH ST	
JOHNSON-BACHTOLD TINA		1536 24TH AVE	LEWISTON	ID	83501	1620 18TH AVE	
JOHNSTON WILLIAM &	JOHNSTON MARY	2628 WILLOW DR	LEWISTON	ID	83501	2628 WILLOW DR	
JOHNSTON WILLIAM JR &	HYPES JULIA	2621 WILLOW DR	LEWISTON	ID	83501	2621 WILLOW DR	
JONAS JEANNE		1817 17TH AVE	LEWISTON	ID	83501	1817 17TH AVE	
JONES DAVID R JR &	JONES JOY M	1704 18TH ST	LEWISTON	ID	83501	1704 18TH ST	
JONES DEBRA M		2617 9TH AVE	LEWISTON	ID	83501	2617 9TH AVE	
JONES DEVIN DEREK &	TURCOTT LISA JO	1603 18TH ST	LEWISTON	ID	83501	1603 18TH ST	
JONES GUY L		1107 12TH AVE	LEWISTON	ID	83501	2935 MAIN ST	
JONES TAGARIS &	FORSMANN JORDAN	1622 18TH ST	LEWISTON	ID	83501	1622 18TH ST	
JORDAN BARBARA A		2632 SUNSET DR	LEWISTON	ID	83501	2632 SUNSET DR	
JORDAN KATHLEEN &	FITCH ALAN	2702 8TH AVE	LEWISTON	ID	83501	2702 8TH AVE	
JORDAN MATTHEW R &	JORDAN LACEY E &	2229 9TH AVE	LEWISTON	ID	83501	2229 9TH AVE	
JORGENSEN KIRSTEN		1921 16TH AVE	LEWISTON	ID	83501	1921 16TH AVE	
JOSHNIK LLLP		3184 W ELDER ST	BOISE	ID	83705	1024 21ST ST SUITE F	
JUNES-JANSON GRETA		1320 19TH ST	LEWISTON	ID	83501	1320 19TH ST	
K L M SERVICES L L C		3424 MEADOWLARK DR	LEWISTON	ID	83501	2303 E MAIN ST	
KAFKA ANNA CAROLYN SC TRUST	WASHINGTON TRUST BANK-TRUSTEE	PO BOX 2127	SPOKANE	WA	99210	1619 15TH AVE	
KALMUKOS DEAN &	KALMUKOS KIM KIVELA	PO BOX 474	KAMIAH	ID	83536	2017 15TH AVE	
KAMBITSCH DONALD L &	KAMBITSCH DARLENE R	3436 9TH STREET E	LEWISTON	ID	83501	2210 SUNSET DR	
KAMMERS TYLER ANDREW &	KAMMERS COURTNEY SUE	2323 14TH AVE	LEWISTON	ID	83501	2323 14TH AVE	
KARKIAINEN LEVI J		1926 11TH AVE	LEWISTON	ID	83501	1926 11TH AVE	
KASPER AARON J		2403 13TH AVE	LEWISTON	ID	83501	2403 13TH AVE	
KAUFMAN PATRICK R &	KAUFMAN RONDA S	1826 15TH AVE	LEWISTON	ID	83501	1826 15TH AVE	
KAUFMAN WILLIAM R &	MCCOY TERI LYNN	1608 17TH AVE	LEWISTON	ID	83501	1608 17TH AVE	
KAWALE PRATHAMESH		1520 FRONTIER DR	LEWISTON	ID	83501	3005 6TH AVE	
KEANE RICHARD A &	KEANE LISA C	35309 POWELL RD	LEWISTON	ID	83501		
KEENAN ROGER &	KEENAN KAY TRUST	1815 14TH AVE	LEWISTON	ID	83501	1815 14TH AVE	
KEENEY CHRISTOPHER J		1010 18TH ST	LEWISTON	ID	83501	1010 18TH ST	
KEGEL KERRY J		1619 19TH ST	LEWISTON	ID	83501	1619 19TH ST	
KEIFER MICHAEL P		2602 8TH AVE	LEWISTON	ID	83501	2602 8TH AVE	
KELLER ROBERT E		2606 SUNSET DR	LEWISTON	ID	83501	2606 SUNSET DR	
KELLER ROSS G JR &	KELLER LEILANI	2807 4TH AVE	LEWISTON	ID	83501	2807 4TH AVE	
KELLER WILLIAM J		2328 11TH AVE	LEWISTON	ID	83501	2328 11TH AVE	
KELLEY BRIAN L		2506 SUNSET DR	LEWISTON	ID	83501	2506 SUNSET DR	
KEMP GORDON &	COUMBE PAULA	2303 14TH AVE	LEWISTON	ID	83501	2303 14TH AVE	
KENASTON CORPORATION		P O BOX 245	LEWISTON	ID	83501	2517 E MAIN ST	
KENNEDY JOHN L		6563 COUGAR RIDGE DR	LEWISTON	ID	83501	129 26TH ST	
KENNEDY MICHAEL J		2802 9TH AVE	LEWISTON	ID	83501	2802 9TH AVE	
KEY CHELSIE R &	KEY STEPHEN D	1904 12TH AVE	LEWISTON	ID	83501	1904 12TH AVE	
KIELY RYAN		1817 11TH AVE UNIT A	LEWISTON	ID	83501	1817 11TH AVE	
KILLIAN DANIEL DEE JR		2013 15TH AVE	LEWISTON	ID	83501	2013 15TH AVE	
KILMER WALLACE D &	KILMER CONNIE M	2308 13TH AVE	LEWISTON	ID	83501	2308 13TH AVE	

KIMBALL FIELDING K &	KIMBALL MAUREEN P	2317 SUNSET DR	LEWISTON	ID	83501	2317 SUNSET DR	
KIMBERLING ANDREW R		410 30TH ST	LEWISTON	ID	83501	410 30TH ST	
KIMBERLING STEVEN R &	KIMBERLING JUDY A	1132 30TH ST	LEWISTON	ID	83501	1132 30TH ST	
KIMES STACEY MARIE &	KIMES JEREMY	403 29TH ST	LEWISTON	ID	83501	403 29TH ST	
KINCHELOE PATTI		1411 29TH ST UNIT 5	LEWISTON	ID	83501	1411 29TH ST	
KINDER FAMILY TRUST	KINDER ROY RES LIFE EST &	1047 24TH ST	LEWISTON	ID	83501	1047 24TH ST	
KING SERVICES REAL EST LLC		2303 MAIN ST	LEWISTON	ID	83501	2408 E MAIN ST	
KINZER BRETT C &	KINZER MELISSA K	3139 5TH ST	LEWISTON	ID	83501	2902 6TH AVE	
KINZER STEPHANIE &	KINZER JEREMY	1905 MAIN ST	LEWISTON	ID	83501	1613 17TH ST	
KJORNESS ERIC L &	KJORNESS LISA A	1722 10TH AVE	LEWISTON	ID	83501	1722 10TH AVE	
KLUSS ROBERT A &	KLUSS DEBRA A	1251 KLUSS RD	GENESEE	ID	83832	1804 15TH AVE	
KNAPP JAMES W &	KNAPP KELLY R	2616 SUNSET DR	LEWISTON	ID	83501	2616 SUNSET DR	
KNAPTON WILLIS J		PO BOX 122	STITES	ID	83552	2316 14TH AVE	
KNEISLY MARY JANE FAMILY TRUST		2226 RIVERSIDE DR	CLARKSTON	WA	99403	2331 E MAIN ST	
KNIGHT DAVID C &	KNIGHT EMMA L	1407 24TH ST	LEWISTON	ID	83501	1407 24TH ST	
KNIGHT ERICK &	KNIGHT HEATHER	2507 SUNSET DR	LEWISTON	ID	83501	2507 SUNSET DR	
KNOLL DEREK J &	KNOLL BREEANNA K	2710 9TH AVE	LEWISTON	ID	83501	2710 9TH AVE	
KNOX JAIMIE L		1136 30TH ST	LEWISTON	ID	83501	1136 30TH ST	
KOENIG DAVID J &	KOENIG ANN L	2629 WILLOW DR	LEWISTON	ID	83501	2629 WILLOW DR	
KOLB TODD &	KOLB ERIN	2340 SUNSET DR	LEWISTON	ID	83501	2340 SUNSET DR	
KONEN ROBERT &	KONEN MOLLY ANN	32073 WAHA RD	LEWISTON	ID	83501	1612 16TH AVE	
KRETZMANN PETER &	KRETZMANN NATHALIE	1783 HIGHWAY 13	GRANGEVILLE	ID	83530	2814 8TH AVE	
KRIEG FAMILY TRUST	KRIEG PETER N &	1346 29TH ST	LEWISTON	ID	83501	1346 29TH ST	
KRUEGER AYLA &	KRUEGER CAMERON	2618 9TH AVE	LEWISTON	ID	83501	2618 9TH AVE	
KRUEGER JASON P		1805 12TH AVE	LEWISTON	ID	83501	1805 12TH AVE	
KUEHNER JONATHAN		1010 29TH ST	LEWISTON	ID	83501	1010 29TH ST	
KUNKEL KELSEY		P O BOX 373	LEWISTON	ID	83501	1906 16TH AVE	
LACUESTA GARY		1626 11TH AVE	LEWISTON	ID	83501	1626 11TH AVE	
LAHNUM ERICK		1103 23RD ST	LEWISTON	ID	83501	1103 23RD ST	
LARKIN DENNIS T &	LARKIN DEANNA J	703 CASSELL ST	LEWISTON	ID	83501	703 CASSELL ST	
LARSEN WILLIAM FRANCIS (BUD)	MCHARGUE TERRIE L-LIFE EST	2201 9TH AVE	LEWISTON	ID	83501	2201 9TH AVE	
LATHEN JEFFREY T &	LATHEN ALISON	1109 29TH ST	LEWISTON	ID	83501	1109 29TH ST	
LAUTENSCHLAGER DEAN &	LAUTENSCHLAGER LAURA	1605 25TH AVE	LEWISTON	ID	83501		
LAWRENCE JEREMY J &	LAWRENCE ANNA J	2025 RIPON AVE	LEWISTON	ID	83501	2312 8TH AVE	
LAWRENCE LEVI G &	ALDRICH KERISHA B	2010 16TH AVE	LEWISTON	ID	83501	2010 16TH AVE	
LAYBOURN HUGH C &	LAYBOURN RONDA E	2101 CAROL DR	LEWISTON	ID	83501	1607 17TH AVE	
LCAS PROPERTIES LLC		1425 21ST ST	LEWISTON	ID	83501	1504 21ST ST	
LEACH KIMBERLY DAWN		1614 13TH AVE	LEWISTON	ID	83501	1614 13TH AVE	
LEACHMAN EDWARD A &	LEACHMAN JEANNE B	429 30TH ST	LEWISTON	ID	83501	429 30TH ST	
LEACHMAN LAURIE &	MACDONALD CHARLES H	2407 13TH AVE	LEWISTON	ID	83501	2407 13TH AVE	
LEAFTY LAKE &	LEAFTY NHU-Y DANYELLE	2432 14TH AVE	LEWISTON	ID	83501	2432 14TH AVE	
LEAVITT DANIEL B JR &	LEAVITT ERIN D	2129 12TH AVE	LEWISTON	ID	83501	2129 12TH AVE	
LEBOEUF HELEN M		638A 16TH ST	CLARKSTON	WA	99403	1218 20TH ST	
LEE HONG YONG YU		1906 13TH AVE	LEWISTON	ID	83501	1906 13TH AVE	
LEE RICK &	LEE TONI D	1303 17TH ST	LEWISTON	ID	83501	1303 17TH ST	
LEFORS CHRISTOPHER &	LEFORS JERICCA	1108 18TH ST	LEWISTON	ID	83501	1108 18TH ST	

LEITERMAN RAY J JR		2113 SUNSET DR	LEWISTON	ID	83501	2113 SUNSET DR	
LEITNER JOSEF JR &	LEITNER KIMBERLY J	612 27TH ST	LEWISTON	ID	83501	612 27TH ST	
LEMM BARBARA		1803 16TH ST	LEWISTON	ID	83501	1803 16TH ST	
LEMM JOHN W		2314 9TH AVE	LEWISTON	ID	83501	2314 9TH AVE	
LENTZ DANIEL J &	SELANSK COURTNEY M	531 SILCOTT CT	LEWISTON	ID	83501	531 SILCOTT CT	
LEONARD JOSEPH A &	LEONARD MIEKE C	P O BOX 2115	LEWISTON	ID	83501	1902 16TH AVE	
LEUTY JOEL		509 26TH ST	LEWISTON	ID	83501	509 26TH ST	
LEWIS CLARK CREDIT UNION		604 BRYDEN AVE	LEWISTON	ID	83501	1632 17TH AVE	
LEWIS CLARK EARLY CHILDHOOD	PROGRAM INC	1816 18TH AVE	LEWISTON	ID	83501	1816 18TH AVE	
LEWIS CLARK FEDERAL CREDIT	UNION	1626 17TH ST	LEWISTON	ID	83501	1626 17TH ST	
LEWIS DEBRA A &	FISCHER THOMAS R	PO BOX 612	LEWISTON	ID	83501	2301 11TH AVE	
LEWIS JOSEPH A &	LEWIS SHANNON P	718 LINDEN AVE	LEWISTON	ID	83501	1817 15TH AVE	
LEWISTON CENTER EQUITIES LLC		14 STEUBEN LN	JACKSON	NJ	8527	1810 19TH AVE	
LEWISTON CLARKSTON PARTNERS IN	HABITAT FOR HUMANITY	2200 8TH AVE	LEWISTON	ID	83501		
LEWISTON ID MOB LLC		440 MONTICELLO AVE V	NORFORK	VA	23510	2124 12TH AVE	
LIBSTAFF ELDON D		1445 29TH ST	LEWISTON	ID	83501	1445 29TH ST	
LINDSAY SCOTT ERIC		2517 SUNSET DR	LEWISTON	ID	83501	2517 SUNSET DR	
LINDSLEY ERIC D &	LINDSLEY EDELYN A	2324 13TH AVE	LEWISTON	ID	83501	2324 13TH AVE	
LITTLE KYLE C &	LITTLE TABBATHA	2318 E MAIN ST	LEWISTON	ID	83501	2318 E MAIN ST	
LIVENGOOD DAVID P &	LIVENGOOD GARY T	1304 20TH ST	LEWISTON	ID	83501	1304 20TH ST	
LO JACK KAI &	LO WEIKANG JIANG	2918 158TH PL SW	LYNWOOD	WA	98087	1810 11TH AVE	
LOCKART JAMES &	LOCKART KARY	2307 9TH AVE	LEWISTON	ID	83501	2307 9TH AVE	
LOCKART SUSAN E		708 26TH ST	LEWISTON	ID	83501	708 26TH ST	
LODGE DARCY I		2001 14TH AVE	LEWISTON	ID	83501	2001 14TH AVE	
LOMBARD DALTON G &	LOMBARD JANET L	509 SILCOTT CT	LEWISTON	ID	83501	509 SILCOTT CT	
LOMBARD ZACHARY &	LING MYA MARIA	1720 11TH AVE	LEWISTON	ID	83501	1720 11TH AVE	
LOMBARDI DANIEL J &	BENNETT MICHELLE G	2815 SUNSET DR	LEWISTON	ID	83501	2815 SUNSET DR	
LONGFELLOW DEBORAH L		1516 WARNER AVE	LEWISTON	ID	83501	311 SILCOTT ST	
LOOMIS SAMANTHA &	LOOMIS BRIAN	1019 29TH ST	LEWISTON	ID	83501	1019 29TH ST	
LOTT REGINA ANN &	LOTT VERNON B	1201 10TH ST	LEWISTON	ID	83501		
LOUCKS SUSAN M		1415 29TH ST UNIT 7	LEWISTON	ID	83501	1415 29TH ST	
LOUGH CONSTANCE R		2315 14TH AVE	LEWISTON	ID	83501	2315 14TH AVE	
LOWARY DEROY D &	LOWARY KAROLYNN I	1822 11TH AVE	LEWISTON	ID	83501	1822 11TH AVE	
LUSTIG STEPHAN L &	LUSTIG MICHELLE M	P O BOX 1562	LEWISTON	ID	83501	2906 GARFIELD CT	
LUTES STEVEN G &	LUTES SHEILA D	2409 7TH ST	LEWISTON	ID	83501	625 24TH ST	
MACDONALD DONALD GRANT II &	PINEDA MARYLU	1918 12TH AVE	LEWISTON	ID	83501	1918 12TH AVE	
MACDONALD RODGER A		1602 17TH AVE	LEWISTON	ID	83501	1602 17TH AVE	
MACKEY JORDAN		1804 14TH AVE	LEWISTON	ID	83501	1804 14TH AVE	
MACKLIN TYLER JOSEPH		2508 9TH AVE	LEWISTON	ID	83501	2508 9TH AVE	
MACNEE JOHANNA WRIGHT &	GOTTS JOHN WILLIAM	1824 13TH AVE	LEWISTON	ID	83501	1824 13TH AVE	
MADER DANIEL &	MADER CYNTHIA	13506 HILLSIDE RD	GENESEE	ID	83832	1338 29TH ST	
MADER LAURENTIA M &	ULMER CHRISTINA M &	P O BOX 189	COTTONWOOD	ID	83522	2008 14TH AVE	
MALCOM DONNA B		1505 PROSPECT AVE	LEWISTON	ID	83501	1720 17TH AVE	
MALLEY KARA LYNN		1501 17TH ST	LEWISTON	ID	83501	1501 17TH ST	
MALLORY JERRY T		2724 SUNSET DR	LEWISTON	ID	83501	2724 SUNSET DR	
MALLORY MICHAEL J		510 SILCOTT CT	LEWISTON	ID	83501	510 SILCOTT CT	

MANGUM MARSHALL &	MANGUM MARIA	1451 BRIDGE ST	CLARKSTON	WA	99403	1122 20TH ST	
MANLICK GARY J &	MANLICK PAULA M	2124 9TH AVE	LEWISTON	ID	83501	2124 9TH AVE	
MANZO JAY J		1324 18TH ST	LEWISTON	ID	83501	1324 18TH ST	
MAPLEWOOD CONDOMINIUMS		1030 F ST	LEWISTON	ID	83501		
MARBL LLC		803 16TH AVE	LEWISTON	ID	83501	3007 MAIN ST	
MARKETTI JASON J &	MARKETTI KAREN G	P O BOX 273	LEWISTON	ID	83501	2711 WILLOW DR	
MARKS JEFFREY T &	MARKS BECKI M	1620 14TH AVE	LEWISTON	ID	83501	1620 14TH AVE	
MARKS LISA ROBIN LIVING TRST &	MARKS JILL PHILLIPE SP NDS TRT	4910 CAMPUS DR	NEWPORT BEACH	CA	92660	1121 21ST ST	
MARKWALTER PAUL M		3424 MEADOWLARK DR	LEWISTON	ID	83501	2302 9TH AVE	
MARSH MICHAEL K SR &	MARSH DIANE M	2425 13TH AVE	LEWISTON	ID	83501	2425 13TH AVE	
MARSHALL ROBERT W &	MARSHALL ROSALINDA	1922 11TH AVE	LEWISTON	ID	83501	1922 11TH AVE	
MARSHALL TODD A &	MARSHALL TAZIA	2919 GARFIELD CT	LEWISTON	ID	83501	2919 GARFIELD CT	
MARTIN JACK L &	MARTIN JEAN M	713 26TH ST	LEWISTON	ID	83501	713 26TH ST	
MARTIN RUSSELL D &	MARTIN KATHY L	1417 18TH ST	LEWISTON	ID	83501	1417 18TH ST	
MARTIN STACIE S		1504 29TH ST	LEWISTON	ID	83501	1504 29TH ST	
MARTIN TOBY L		1907 14TH AVE	LEWISTON	ID	83501	1907 14TH AVE	
MASSEY CADEN K &	SERECERO LIZETH T	2701 9TH AVE	LEWISTON	ID	83501	2701 9TH AVE	
MATHEWSON KAYLA RASHAE &	MATHEWSON NORMAN III	3222 6TH ST	LEWISTON	ID	83501	1804 16TH AVE	
MAUJAR JESSE J		2312 11TH AVE	LEWISTON	ID	83501	2312 11TH AVE	
MAYNES SCOTT W &	MAYNES SUSANNE L	2813 11TH AVE	LEWISTON	ID	83501	2813 11TH AVE	
MCBRIDE KAROL J		1403 24TH ST	LEWISTON	ID	83501	1403 24TH ST	
MCCAMMON RODNEY A &	LEE TAMMY A	922 29TH ST	LEWISTON	ID	83501	922 29TH ST	
MCCANN JOE &	MCCANN FRANCES FAMILY LP	202 26TH AVE	LEWISTON	ID	83501		
MCCANN ORION S &	HALLOW ALIX	1046 24TH ST	LEWISTON	ID	83501	1046 24TH ST	
MCCANN WILLIAM VERN JR &	ASSOCIATES L L P	1027 BRYDEN AVE	LEWISTON	ID	83501	815 20TH ST	
MCCARLEY EDWARD L &	MCCARLEY KARLA S	2114 SUNSET DR	LEWISTON	ID	83501	2114 SUNSET DR	
MCCRACKEN JUDITH A		1113 29TH ST	LEWISTON	ID	83501	1113 29TH ST	
MCCRERY RYAN L &	MCCRERY RICK M &	1358 29TH ST	LEWISTON	ID	83501	1358 29TH ST	
MCDANIEL KELSEY M &	MCDANIEL CINDY A	734 CASSELL ST	LEWISTON	ID	83501	734 CASSELL ST	
MCFARLAND SHAWN V &	MCFARLAND JOHANNA M	2316 SUNSET DR	LEWISTON	ID	83501	2316 SUNSET DR	
MCGARRY GAYLE T &	MCGARRY MILDRED L	2428 13TH AVE	LEWISTON	ID	83501	2428 13TH AVE	
MCGEE DENNIS H &	MCGEE LOIS A	1122 30TH ST	LEWISTON	ID	83501	1122 30TH ST	
MCGOLDRICK LAYTON L &	MCGOLDRICK WYNONA R	1825 12TH AVE	LEWISTON	ID	83501	1825 12TH AVE	
MCGRALE LINDA		2802 8TH AVE	LEWISTON	ID	83501	2802 8TH AVE	
MCGUIRE RONALD &	MCGUIRE TERESA	P O BOX 227	LEWISTON	ID	83501		
MCINELLY REVOCABLE FAM TRUST		2314 12TH AVE	LEWISTON	ID	83501	2314 12TH AVE	
MCKAY LORI J		1417 29TH ST	LEWISTON	ID	83501	1417 29TH ST	
MCKINLEY ENTERPRISES LLC		278 RESERVOIR DR	LEWISTON	ID	83501	1702 16TH AVE	
MCLEAN RONDA		1309 16TH ST	LEWISTON	ID	83501	1309 16TH ST	
MCNEIL TONY DEVAUN		722 26TH ST	LEWISTON	ID	83501	722 26TH ST	
MCPHERSON FRANK R		2308 14TH AVE	LEWISTON	ID	83501	2308 14TH AVE	
MCVICKER MARGARET R		1720 15TH AVE	LEWISTON	ID	83501	1720 15TH AVE	
MEDLOCK JEREMY D		1719 17TH ST	LEWISTON	ID	83501	1719 17TH ST	
MEEHAN JAMES C		2524 SUNSET DR	LEWISTON	ID	83501	2524 SUNSET DR	
MEJIA NAYELY M VASQUEZ		621 29TH ST	LEWISTON	ID	83501	621 29TH ST	
MEYERHOFF MARLENE		1608 14TH AVE	LEWISTON	ID	83501	1608 14TH AVE	

MGM TRUST	REID CLELAND JR TRUSTEE	1060 FLANNIGAN CREEK RD	VIOLA	ID	83872	1027 18TH ST	
MICHNAL CADEN &	MICHNAL AUBREE	1605 18TH AVE	LEWISTON	ID	83501	1605 18TH AVE	
MILLER CHRISTEENA E		1111 17TH ST	LEWISTON	ID	83501	1111 17TH ST	
MILLER FREDRICK J &	MILLER SUSAN	403 30TH ST	LEWISTON	ID	83501	403 30TH ST	
MILLER JOSHUA F &	MILLER DARA D	2209 11TH AVE	LEWISTON	ID	83501	2209 11TH AVE	
MILLER KELSEY J &	MILLER VERONICA B	3304 ECHO HILLS DR	LEWISTON	ID	83501	1719 12TH AVE	
MILLER LAURIE M &	MILLER PAUL A	1115 18TH ST	LEWISTON	ID	83501	1115 18TH ST	
MILLER MICHAEL ADAM		1821 17TH ST	LEWISTON	ID	83501	1821 17TH ST	
MILLER ROSS J &	MILLER KIN MAN	2307 13TH AVE	LEWISTON	ID	83501	2307 13TH AVE	
MILLER SHAUN A		2413 11TH AVE	LEWISTON	ID	83501	2413 11TH AVE	
MILLER SHIRLEY R		1318 20TH ST	LEWISTON	ID	83501	1318 20TH ST	
MILLER TIFFANY M &	MILLER MATTHEW E	1621 20TH AVE	LEWISTON	ID	83501	1621 20TH AVE	
MILLS KEESJE ELEANOR		1023 18TH ST	LEWISTON	ID	83501	1023 18TH ST	
MINNETTE JAMES L &	MINNETTE MARY JAYNE	1025 24TH ST	LEWISTON	ID	83501	1025 24TH ST	
MITCHELL JOSEPH &	MITCHELL CAROLE	1830 14TH AVE	LEWISTON	ID	83501	1830 14TH AVE	
MITTENDORF JOSEPH A		1825 17TH AVE	LEWISTON	ID	83501	1825 17TH AVE	
MIZER MORGAN JOSEPH		2508 8TH AVE	LEWISTON	ID	83501	2508 8TH AVE	
MOCHI INVESTMENTS LLC		2119 9TH AVE	LEWISTON	ID	83501	2119 9TH AVE	
MOEHRLE MICHAEL &	MOEHRLE MARSHA	1925 16TH AVE	LEWISTON	ID	83501	1925 16TH AVE	
MOHR TRACY		1043 29TH ST	LEWISTON	ID	83501	1043 29TH ST	
MONCRIEF MANDI LEE		2718 9TH AVE	LEWISTON	ID	83501	2718 9TH AVE	
MOONEY JEFFERY M &	MOONEY JANE &	2207 9TH AVE	LEWISTON	ID	83501	2207 9TH AVE	
MOORE DENNIS K		2331 SUNSET DR	LEWISTON	ID	83501	2331 SUNSET DR	
MOORE RICHARD		2614 8TH AVE	LEWISTON	ID	83501	2403 8TH AVE	
MOORE SHELDON R &	MOORE JOSIEANNE A	1527 16TH ST	LEWISTON	ID	83501	1527 16TH ST	
MOORE SHERYL LYNNE		1016 24TH ST	LEWISTON	ID	83501	1016 24TH ST	
MORENO CARLEY M		614 BURRELL AVE	LEWISTON	ID	83501	2127 12TH AVE	
MORGAN CRYSTAL LYNN &	MORGAN NATHAN C	1816 10TH AVE	LEWISTON	ID	83501	1816 10TH AVE	
MORRISON SUMMER &	PEERY TERRAN	1808 15TH AVE	LEWISTON	ID	83501	1808 15TH AVE	
MOSER JANET L		1920 16TH AVE	LEWISTON	ID	83501	1920 16TH AVE	
MOSTON PARTNERS LLC		601 W MAIN ST STE 400	SPOKANE	WA	99201	914 21ST ST	
MOTLEY ROSALIE GWYN		2325 9TH AVE	LEWISTON	ID	83501	2325 9TH AVE	
MOUNT LORISA		2324 8TH AVE	LEWISTON	ID	83501	2324 8TH AVE	
MOYER BRANNON		1312 18TH ST	LEWISTON	ID	83501	1312 18TH ST	
MULLEN JEFFREY S		1602 13TH AVE	LEWISTON	ID	83501	1602 13TH AVE	
MUSHLITZ DOUGLAS L &	MUSHLITZ L ANNE	151 SAGEBRUSH LN	LEWISTON	ID	83501	1802 11TH AVE	
MUSSER ALEXIS		1910 11TH AVE	LEWISTON	ID	83501	1910 11TH AVE	
MW CELL REIT 1 L L C		4017 WASHINGTON RD PMB 353	MCMURRAY	PA	15317	1931 19TH AVE	
MYERS JOHNIE A &	MYERS JESSICA A	1022 18TH ST	LEWISTON	ID	83501	1022 18TH ST	
NACCARATO MICHAEL S &	NACCARATO EVELYN	2328 12TH AVE	LEWISTON	ID	83501	2328 12TH AVE	
NAGEL MAX		2004 15TH AVE	LEWISTON	ID	83501	2004 15TH AVE	
NEAL KYLE MICHAEL &	NEAL MEGAN LYNN	2223 BURRELL AVE	LEWISTON	ID	83501	2629 5TH AVE	
NEDROW JOHN L		1225 SE EARTHTONE CT	PULLMAN	WA	99163	611 25TH ST	
NEEDHAM JAMES &	NEEDHAM SIRENA LIVING TRUST	PO BOX 6	KOOSKIA	ID	83539	1614 18TH AVE	
NEELY WALLY J &	NEELY BARBARA J	1812 13TH AVE	LEWISTON	ID	83501	1812 13TH AVE	
NELSEN SAMUEL WARREN &	NELSON SAMANTHA SAGE	2404 8TH AVE	LEWISTON	ID	83501	2404 8TH AVE	

NELSON BRIANNA &	GUIER AUSTIN	2714 9TH AVE	LEWISTON	ID	83501	2714 9TH AVE	
NELSON ERICA L		1626 17TH AVE	LEWISTON	ID	83501	1626 17TH AVE	
NEW GARFIELD PARTNERS L L C		811 6TH AVE	LEWISTON	ID	83501	2912 5TH AVE	
NEW HORIZON PROPERTIES LLC		601 3RD ST PMB 514	CLARKSTON	WA	99403	1815 16TH AVE	
NEWMAN CODY LEAF		1601 18TH AVE	LEWISTON	ID	83501	1601 18TH AVE	
NEZ PERCE COUNTY	FARM BUREAU	2007 14TH AVE	LEWISTON	ID	83501	2007 14TH AVE	
NEZ PERCE COUNTY	DAVIS BRIAN C	1230 MAIN ST	LEWISTON	ID	83501	1019 18TH ST	
NG EDDY CHIU-KUEN &	NG WALLY CHIU-WAH	W 207 THORN ST	COLFAX	WA	99111		
NGUYEN KENNY &	NGUYEN VIVIAN	2584 N VIKING LP	POST FALLS	ID	83854	1430 21ST ST	
NICELY CLYDE E		836 8TH ST	CLARKSTON	WA	99403	724 27TH ST	
NIEMANN THOMAS M &	NIEMANN ESTELLA E	1914 13TH AVE	LEWISTON	ID	83501	1914 13TH AVE	
NORRIS ANJANETTE YARDLEY		406 30TH ST	LEWISTON	ID	83501	406 30TH ST	
NORTHERN LIGHTS PROPERTIES LLC		721 BURRELL AVE	LEWISTON	ID	83501	119 25TH ST	
NORTHROP LILLIE L &	NORTHROP JERRY L &	1907 15TH AVE	LEWISTON	ID	83501	1907 15TH AVE	
NYE MELVIN J		1429 29TH ST	LEWISTON	ID	83501	1429 29TH ST	
OCONNOR REBECCA L &	OCONNOR THOMAS R	1991 SARGENT DR	CLARKSTON	WA	99403	1225 17TH ST	
OCONNOR SHARON L		2419 9TH AVE	LEWISTON	ID	83501	2419 9TH AVE	
ODOM CORPORATION		11400 SE 8TH ST STE 300	BELLEVUE	WA	98004-4369	314 LAPWAI RD	
OLSEN ERIC &	OLSEN SHANNON	1626 21ST ST	LEWISTON	ID	83501	2009 17TH AVE	
OLSON SCOTT D &	OLSON PAMELA L	2303 13TH AVE	LEWISTON	ID	83501	2303 13TH AVE	
ONGSTAD JESSICA ANN MARIE &	ONGSTAD CHRISTOPHER MARSHALL	1425 17TH ST	LEWISTON	ID	83501	1425 17TH ST	
OPDAHL JILL R		1414 18TH ST	LEWISTON	ID	83501	1414 18TH ST	
ORANGE COAST EQUITIES L L C		PO BOX 150067	SAN RAFAEL	CA	94915		
O'REILLY AUTO ENTERPRISES LLC		PO BOX 9167	SPRINGFIELD	MO	65801	1120 21ST ST	
ORLANDI CAELYN B		2119 13TH ST	LEWISTON	ID	83501	1119 19TH ST	
OSBORNE JOSEPH DOUGLAS &	OSBORNE JEANNA D	1918 11TH AVE	LEWISTON	ID	83501	1918 11TH AVE	
OWEN TERRY J &	OWEN KATHLEEN R	2328 8TH AVE	LEWISTON	ID	83501	2328 8TH AVE	
OWENS CHERI JEARLDENE		527 26TH ST	LEWISTON	ID	83501	527 26TH ST	
PAIGE ALDEN M		518 SILCOTT CT	LEWISTON	ID	83501	518 SILCOTT CT	
PALMER SIDNEY MARVIN &	PALMER JEANNINE ANN	1902 14TH AVE	LEWISTON	ID	83501	1902 14TH AVE	
PALS JOEL D &	PALS MELINDA C	1560 7TH AVE APT A	CLARKSTON	WA	99403	1610 15TH AVE	
PASCOE BOBBY L JR &	PASCOE MARY K	1621 18TH AVE	LEWISTON	ID	83501	1621 18TH AVE	
PATTERSON JOHN W &	PATTERSON LACEY N	2725 WILLOW DR	LEWISTON	ID	83501	2725 WILLOW DR	
PAULEY MICHAEL J &	PAULEY BRENDA G	0212 26TH ST	LEWISTON	ID	83501	212 26TH ST	
PAULSON BRET A &	PEACOCK KACIE	1334 29TH ST	LEWISTON	ID	83501	1334 29TH ST	
PEARSON TANYA &	PEARSON DAVID	1414 17TH ST	LEWISTON	ID	83501	1414 17TH ST	
PEREZ PROPERTIES L L C		1606 17TH ST	LEWISTON	ID	83501	1606 17TH ST	
PETERSON CHRISTINA L		1364 29TH ST	LEWISTON	ID	83501	1364 29TH ST	
PETERSON JENNIE L		PO BOX 1511	LEWISTON	ID	83501	2733 SUNSET DR	
PETERSON ROBERT G		2402 11TH AVE	LEWISTON	ID	83501	2402 11TH AVE	
PICARD BRAD JR &	PICARD KARLEE	715 27TH ST	LEWISTON	ID	83501	715 27TH ST	
PIMIENTA LOPEZ & ARCEO L L C		2214 E MAIN ST	LEWISTON	ID	83501	2214 E MAIN ST	
PINEDA IRMA		P O BOX 1048	LEWISTON	ID	83501	402 30TH ST	
PINQUE CORY &	MASSEY BRIANNA	1826 14TH AVE	LEWISTON	ID	83501	1826 14TH AVE	
PITTS SHAWN &	PITTS MELISSA	1039 24TH ST	LEWISTON	ID	83501	1039 24TH ST	
PLECHNER VICTORIA L		2304 SUNSET DR	LEWISTON	ID	83501	2216 SUNSET DR	

POSEY GREGORY S		2416 13TH AVE	LEWISTON	ID	83501 2416 13TH AVE
POTTER DANIEL J		611 27TH ST	LEWISTON	ID	83501 611 27TH ST
POWELL JACOB &	POWELL MICHAELA	1714 14TH AVE	LEWISTON	ID	83501 1714 14TH AVE
POWELL JEFFREY S		2136 SUNSET DR	LEWISTON	ID	83501 2136 SUNSET DR
PRADO JOSEPH B &	PRADO LISA M	3003 4TH AVE	LEWISTON	ID	83501 3003 4TH AVE
PRESBY TYLER &	BERRY KATRINA	2406 SUNSET DR	LEWISTON	ID	83501 2406 SUNSET DR
PRICE AMANDA		2401 9TH AVE	LEWISTON	ID	83501 2401 9TH AVE
PRICE SANDRA L		2129 11TH AVE	LEWISTON	ID	83501 2129 11TH AVE
PRIOR JEFFREY M		519 26TH ST	LEWISTON	ID	83501 519 26TH ST
PROSSER TRISTEN KC &	PROSSER TAYLER RAE-ANN	1722 14TH AVE	LEWISTON	ID	83501 1722 14TH AVE
PUHEK DANETTE MARIE FKA	WILKERSON DANETTE	2630 5TH AVE	LEWISTON	ID	83501 2630 5TH AVE
PUNJAB L L C		2414 E MAIN ST	LEWISTON	ID	83501 2414 E MAIN ST
QUINTANA JESSE J		1125 17TH ST	LEWISTON	ID	83501 1125 17TH ST
RAINS HOWARD W &	RAINS JUDY A	617 26TH ST	LEWISTON	ID	83501 617 26TH ST
RAIRDON CHRISTOPHER &	REYNOLDS DENNIS III - SP	1117 17TH ST	LEWISTON	ID	83501 1117 17TH ST
RALES NICK L		2618 6TH AVE	LEWISTON	ID	83501 2618 6TH AVE
RAMIREZ ANDRES &	RAMIREZ CHRISTINA	2613 9TH AVE	LEWISTON	ID	83501 2613 9TH AVE
RAMOS BROOKE		2602 WILLOW DR	LEWISTON	ID	83501 2602 WILLOW DR
RAMSEY TRACY		2209 SUNSET DR	LEWISTON	ID	83501 2209 SUNSET DR
RANDALL CURTIS G		1918 4TH AVE N	LEWISTON	ID	83501
RAPE DAVID R &	RAPE LINDA M	2818 4TH AVE	LEWISTON	ID	83501 2818 4TH AVE
REAVES CHRISTOPHER		903 29TH ST	LEWISTON	ID	83501 903 29TH ST
REED BRENT C		618 24TH ST	LEWISTON	ID	83501 618 24TH ST
REEL ERIC W &	REEL KAELENE E	2521 7TH AVE	LEWISTON	ID	83501 2521 7TH AVE
REESE ERIC L &	REESE DEANA B	2404 12TH AVE	LEWISTON	ID	83501 2404 12TH AVE
REINCKE RAYMOND L &	REINCKE MICHELLE	2905 GARFIELD CT	LEWISTON	ID	83501 2905 GARFIELD CT
REITANO MATTHEW C &	REITANO SHEA M	413 16TH AVE UNIT A	LEWISTON	ID	83501 1611 17TH AVE
RENCEHAUSEN GARY L		3310 4TH STREET E	LEWISTON	ID	83501 2413 8TH AVE
REYNOLDS LESLIE K &	REYNOLDS JENNIFER J	2809 9TH AVE	LEWISTON	ID	83501 2809 9TH AVE
REYNOLDS TYLER R L		2606 8TH AVE	LEWISTON	ID	83501 2606 8TH AVE
RHETT KAREN R		1405 29TH ST	LEWISTON	ID	83501 1405 29TH ST
RHETT RYAN J &	RHETT JENNIFER D	721 CASSELL ST	LEWISTON	ID	83501 721 CASSELL ST
RHOADES BEVERLY		2822 SUNSET DR	LEWISTON	ID	83501 2822 SUNSET DR
RICARD TANJA L		2426 12TH AVE	LEWISTON	ID	83501 2426 12TH AVE
RICHARD MOORE		2614 8TH AVE	LEWISTON	ID	83501 2614 8TH AVE
RIDDLE MARTIN E		1032 24TH ST	LEWISTON	ID	83501 1032 24TH ST
RIDLEY KYLE T &	RIDLEY AUDRIANNA R	1606 13TH AVE	LEWISTON	ID	83501 1606 13TH AVE
RIETZ JOHN T &	RIETZ MICHELE	1616 19TH AVE	LEWISTON	ID	83501 1616 19TH AVE
RINEBOLD BERTON SCOTT &	RINEBOLD KAREN ANN	1515 19TH ST	LEWISTON	ID	83501 1515 19TH ST
RIPLEY MICHAEL R &	RIPLEY SHARON L	2345 SUNSET DR	LEWISTON	ID	83501 2345 SUNSET DR
RIPPLEMAN ELIZABETH		2120 SUNSET DR	LEWISTON	ID	83501 2120 SUNSET DR
RIVERS TIM &	RIVERS THERESA	2138 13TH AVE	LEWISTON	ID	83501 2126 13TH AVE
RKB STILLMAN LLC		1521 29TH ST	LEWISTON	ID	83501 1507 29TH ST
ROBBINS ANTHONY &	ROBBINS LACEY	2327 11TH AVE	LEWISTON	ID	83501 2327 11TH AVE
ROBERTS GIDEON M &	ROBERTS JENNA M	2301 SUNSET DR	LEWISTON	ID	83501 2301 SUNSET DR
ROBERTS JEREMY J &	ROBERTS HOLLIE R	2601 WILLOW DR	LEWISTON	ID	83501 2601 WILLOW DR

ROBINETT GARY G &	ROBINETT TAMMY R	716 CASSELL ST	LEWISTON	ID	83501 716 CASSELL ST
ROBINSON BRYCE L &	ROBINSON BRITTNEY A	407 30TH ST	LEWISTON	ID	83501 407 30TH ST
ROBINSON GARY J &	ROBINSON BEVERLY J	2318 12TH AVE	LEWISTON	ID	83501 2318 12TH AVE
RODRIGUEZ-RODRIGUEZ CRISTOBAL	RODRIGUEZ-RODRIGUEZ JESSICA	2309 SUNSET DR	LEWISTON	ID	83501 2309 SUNSET DR
ROGERS MOTORS INC		P O BOX 1206	LEWISTON	ID	83501 1502 23RD ST
ROMAN CATHOLIC	DIOCESE OF BOISE	1501 S FEDERAL WAY STE 400	BOISE	ID	83705-2591 1318 19TH ST
ROMARNIUC EUGENIU &	MARIN ADELINA	20100 MEADOW VIEW DR	REDDING	CA	96002 337 SILCOTT ST
ROMERO RICHARD		2224 9TH AVE	LEWISTON	ID	83501 2224 9TH AVE
ROSCH RAYMOND J &	ROSCH NANCY D	1427 29TH ST	LEWISTON	ID	83501 1427 29TH ST
ROSE BUILDING LLC		2117 12TH AVE	LEWISTON	ID	83501 2117 12TH AVE
ROSS ALBERT LIFE ESTATE	WRIGHT BETSYSUE RAE &	2810 9TH AVE	LEWISTON	ID	83501 2810 9TH AVE
ROSS CALEB D		429 1ST AVE APT 203	LEWISTON	ID	83501 607 26TH ST
ROSSITER STEPHEN IVAN		1808 13TH AVE	LEWISTON	ID	83501 1808 13TH AVE
ROTH AMANDA		1710 17TH ST	LEWISTON	ID	83501 1710 17TH ST
ROWDEN ROSEANN LIFE ESTATE	ROWDEN JEFFREY S &	1901 17TH AVE	LEWISTON	ID	83501 1901 17TH AVE
ROY REILLEE &	ROY JUSTIN	402 SILCOTT ST	LEWISTON	ID	83501 402 SILCOTT ST
ROYCE RAMON B &	ROYCE AUDRY G	2416 SUNSET DR	LEWISTON	ID	83501 2416 SUNSET DR
RRR PROPERTIES LLC		1818 G STREET	LEWISTON	ID	83501 1720 21ST ST
RUBIO ARTEMIO JR		2143 11TH AVE	LEWISTON	ID	83501 2143 11TH AVE
RUTHERFORD JESSICA R		614 24TH ST	LEWISTON	ID	83501 614 24TH ST
RYBICKI ANDREW J &	RYBICKI TERESA L	2322 11TH AVE	LEWISTON	ID	83501 2322 11TH AVE
RYBICKI JOSEPH &	FARR JENNA	2350 SUNSET DR	LEWISTON	ID	83501 2350 SUNSET DR
S & J TENG LLC		833 21ST ST	LEWISTON	ID	83501 719 21ST ST
SALVATION ARMY		180 E OCEAN BLVD 10TH FL	LONG BEACH	CA	90802 1220 21ST ST
SANCHIRICO NAOMI SARAH &	SANCHIRICO JOSEPH	1128 30TH ST	LEWISTON	ID	83501 1128 30TH ST
SANFORD THOMAS R &	SANFORD ANNE H	22225 MISNER RD	LAPWAI	ID	83540 2725 E MAIN ST
SARBACHER CHARLES D		0120 28TH ST	LEWISTON	ID	83501 120 28TH ST
SARTWELL BRIAN D		1805 15TH AVE	LEWISTON	ID	83501 1805 15TH AVE UNIT A
SATTLER LIVING TRUST	SATTLER WAYNE N &	1022 14TH AVE	LEWISTON	ID	83501 1824 16TH AVE
SAVAGE JOHN M &	SAVAGE TANDY L	523 27TH ST	LEWISTON	ID	83501 523 27TH ST
SAXTON DUANE R &	SAXTON EDITH K	1035 29TH ST	LEWISTON	ID	83501 1035 29TH ST
SCALISE VICTORIA		2825 SUNSET DR	LEWISTON	ID	83501 2825 SUNSET DR
SCHAFER WILLIAM D		P O BOX 669	CLARKSTON	WA	99403 1928 15TH AVE
SCHAFFNER JANETTE L &	ROGERS MICHAEL A	1627 18TH AVE	LEWISTON	ID	83501 1627 18TH AVE
SCHARNHORST WILLIAM A &	SCHARNHORST DIXIE	611 22ND AVE	LEWISTON	ID	83501 1711 12TH AVE
SCHEUERMAN SARAH CHRISTINA-RAE		418 29TH ST	LEWISTON	ID	83501 418 29TH ST
SCHIEFELBEIN DONALD B TRUST		2828 SUNSET DR	LEWISTON	ID	83501 2828 SUNSET DR
SCHMIDT ANDREW &	REED KAELEE	2806 8TH AVE	LEWISTON	ID	83501 2806 8TH AVE
SCHOEN ENTERPRISES LLC		1400 75TH CT	VANCOUVER	WA	98664 1306 21ST ST
SCHOOL INDEPENDENT DISTRICT #1		3317 12TH ST	LEWISTON	ID	83501 1612 11TH AVE
SCHREINDL MARK ALLEN		742 WHITE ST	WALLA WALLA	WA	99362 1912 15TH AVE
SCHUMACHER JESSICA E		2702 9TH AVE	LEWISTON	ID	83501 2702 9TH AVE
SCHUMAKER THOMAS L		27233 FEUCHT RD	CULDESAC	ID	83524 1117 24TH ST
SCOLES RANDY A		1603 17TH AVE	LEWISTON	ID	83501 1603 17TH AVE
SCOTT JUDY		1336 29TH ST	LEWISTON	ID	83501 1336 29TH ST
SEELY CODY F &	SEELY CLAYTON L	2805 9TH AVE	LEWISTON	ID	83501 2805 9TH AVE

SEIDEMAN AUSTIN		1321 17TH ST	LEWISTON	ID	83501 1321 17TH ST
SELDERS MICHAEL L TRUST		1809 16TH ST	LEWISTON	ID	83501 1809 16TH ST
SELK BREA K &	SELK MICAH S	1821 11TH AVE	LEWISTON	ID	83501 1821 11TH AVE
SELLS KYLEY &	COEN MICHAEL	1918 13TH AVE	LEWISTON	ID	83501 1918 13TH AVE
SH&H INC		1711 18TH ST	LEWISTON	ID	83501 1711 18TH ST
SHARP JOHN H &	SHARP BRADLEY O ET UX &	439 6TH ST	CLARKSTON	WA	99403
SHEAHAN FAMILY TRUST	SHEAHAN RONALD RICHARD &	485 KNOLLCREST CT	LEWISTON	ID	83501 2411 9TH AVE
SHEEHAN EVELYN W		524 LINDEN DR	LEWISTON	ID	83501 2825 11TH AVE
SHEETS REX DEAN &	DYGERT JULIE NICOLE	704 26TH ST	LEWISTON	ID	83501 704 26TH ST
SHUFFIELD CHANSE C &	COCHRAN DANIELLE N	525 SILCOTT CT	LEWISTON	ID	83501 525 SILCOTT CT
SHULL KENNETH A &	WHEELER PHYLLIS	1620 18TH ST	LEWISTON	ID	83501 1620 18TH ST
SIKES BRYER J		1123 24TH ST	LEWISTON	ID	83501 1123 24TH ST
SILFLOW GARY D &	SILFLOW SHARY R	2325 SUNSET DR	LEWISTON	ID	83501 2325 SUNSET DR
SINCLAIR DENNIS D &	SINCLAIR TERRI L	1608 19TH AVE	LEWISTON	ID	83501 1608 19TH AVE
SINGER ASHLEY &	SINGER ADAM	1602 18TH ST	LEWISTON	ID	83501 1602 18TH ST
SINGER RAYMOND J JR		1314 17TH ST	LEWISTON	ID	83501 1314 17TH ST
SINGH AVTAR &	KAUR TAJINDER	P O BOX 1341	LEWISTON	ID	83501 2510 E MAIN ST
SKELTON SHARON L		9305 E VIA DE VENTURA	SCOTTSDALE	AZ	95258 1213 21ST ST
SLEE JENNIFER &	SLEE JASON	P O BOX 1642	LEWISTON	ID	83501 2315 11TH AVE
SMILEY BRENDA		1607 17TH ST	LEWISTON	ID	83501 1607 17TH ST
SMITH CALEB		1813 11TH AVE	LEWISTON	ID	83501 1813 11TH AVE
SMITH CLEM W &	SMITH JUDITH M	630 20TH AVE	LEWISTON	ID	83501 2148 9TH AVE
SMITH DARRYL LEE &	SMITH TINA	2316 8TH AVE	LEWISTON	ID	83501 2316 8TH AVE
SMITH KAREN E		2304 12TH AVE	LEWISTON	ID	83501 2304 12TH AVE
SMOKE SHOP EAST MAIN LLC		2405 MAIN ST	LEWISTON	ID	83501 2405 MAIN ST
SMOLINSKI MICHAEL G &	SMOLINSKI MARY K	3816 16TH ST	LEWISTON	ID	83501 1316 29TH ST
SMRZ ABIGAL PEARL &	WANGELIN JACOB ALEXANDER	2320 9TH AVE	LEWISTON	ID	83501 2320 9TH AVE
SNIDER LEE F		612 26TH ST	LEWISTON	ID	83501 612 26TH ST
SNODGRASS REBECCA L &	SNODGRASS DODD W	2429 13TH AVE	LEWISTON	ID	83501 2429 13TH AVE
SNYDER GARY W &	SNYDER CARA J	1824 17TH AVE	LEWISTON	ID	83501 1824 17TH AVE
SOCKRIDER COURTNEY		1602 14TH AVE	LEWISTON	ID	83501 1602 14TH AVE
SPARKS ROBERT R &	SPARKS BETTY A	2304 E MAIN ST	LEWISTON	ID	83501 2304 E MAIN ST
SPEARS MATT &	SPEARS KARI	2313 13TH AVE	LEWISTON	ID	83501 2313 13TH AVE
SPEARS SANDRA RAE HUPPERT		1438 RIPON AVE	LEWISTON	ID	83501 2321 13TH AVE
SPITZE PROPERTIES LLC		24783 MINT LANE	MIDDLETON	ID	83644 1603 11TH AVE
SQUIRE JACKYE A		2431 14TH AVE	LEWISTON	ID	83501 2431 14TH AVE
STACY TRISTAN D		1111 23RD ST	LEWISTON	ID	83501 1111 23RD ST
STAMPER LYLE &	STAMPER MARILYN	1720 16TH AVE	LEWISTON	ID	83501 1720 16TH AVE
STAMPER TRENTON L &	PEAVEY KARLIE L	428 30TH ST	LEWISTON	ID	83501 428 30TH ST
STANDLEY ARMOND O &	STANDLEY D JEAN	1352 29TH ST	LEWISTON	ID	83501 1352 29TH ST
STEDMAN BRET &	STEDMAN SUZIE	1836 ALDER CT	LEWISTON	ID	83501 1002 19TH ST
STEELE ALEXA M		1706 9TH ST	LEWISTON	ID	83501 2125 14TH AVE
STEPHENS KEN &	CARLSON CARLA	719 AIRWAY AVE	LEWISTON	ID	83501 2306 MAIN ST
STEUBER REBECCA &	STEUBER DANIEL S	1602 15TH AVE	LEWISTON	ID	83501 1602 15TH AVE
STEVENS MARLA F &	STEVENS DAVID A	1912 14TH AVE	LEWISTON	ID	83501 1912 14TH AVE
STILLMAN WILLIAM C &	STILLMAN CAROL S TRUST	1521 29TH ST	LEWISTON	ID	83501 1521 29TH ST

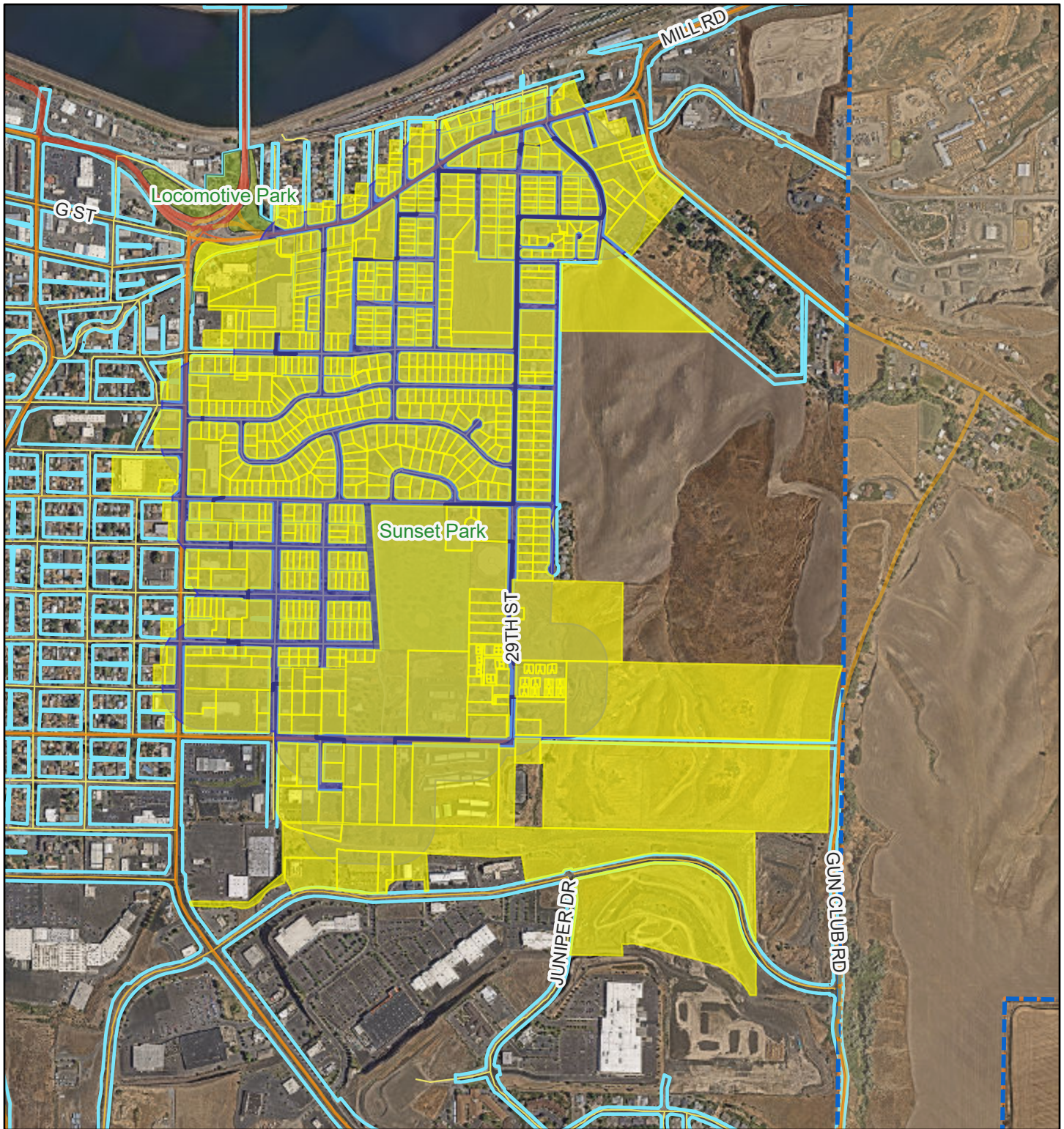
STINSON KATE A		1721 11TH AVE	LEWISTON	ID	83501 1721 11TH AVE
STOCKING DOUG W &	STOCKING MARIE	11716 E RIVERCREST DR	SPOKANE	WA	99206 2601 9TH AVE
STOCKMAN TAMERA JO		4955 VIA DEL CERRO	YORBA LINDA	CA	92887 1811 16TH ST
STODDARD WAYNE A &	STODDARD DEANNA Y	1303 23RD ST	LEWISTON	ID	83501 1303 23RD ST
STONE MICHELLE L		1827 17TH ST	LEWISTON	ID	83501 1827 17TH ST
STORE MASTER FUNDING IV L L C		8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255 1107 21ST ST
STORRS AIMEE C		2605 9TH AVE	LEWISTON	ID	83501 2605 9TH AVE
STORY SHADRYNN		1821 17TH AVE	LEWISTON	ID	83501 1821 17TH AVE
STORY SUSAN LOCKART		708 26TH ST	LEWISTON	ID	83501
STOTTLEMYRE COLTON &	STEGNER ALEXIS	2321 11TH AVE	LEWISTON	ID	83501 2321 11TH AVE
STOVALL BARBARA ANNE SULLIVAN	STOVALL MICHAEL DAVID	2419 13TH AVE	LEWISTON	ID	83501 2419 13TH AVE
STREET JULIE A		1923 14TH AVE	LEWISTON	ID	83501 1923 14TH AVE
STROLBERG MCKENNA LYNN		2606 9TH AVE	LEWISTON	ID	83501 2606 9TH AVE
SUGARLOAF INVESTMENTS L L C		P O BOX 625	LIBERTY LAKE	WA	99019
SUMAN JON M &	SUMAN JERI K	2916 6TH AVE	LEWISTON	ID	83501 2916 6TH AVE
SUMMERS WAYNE		7415 W POLK AVE	LITTLETON	CO	80123 1807 13TH AVE
SUNSET PLAZA CONDOMINIUMS #1 &	SUNSET PLAZA CONDOMINIUMS #2	1400 29TH ST	LEWISTON	ID	83501
SUTTON ALEXANDRIA M		1325 17TH ST	LEWISTON	ID	83501 1325 17TH ST
SUTTON GRETCHEN SUE &	LEWIS MALACHI &	2154 9TH AVE	LEWISTON	ID	83501 2154 9TH AVE
SWANGER LARRY		P O BOX 730	TROY	ID	83871 809 21ST ST
SWEARINGEN JORDAN L		1712 18TH ST	LEWISTON	ID	83501 1712 18TH ST
SWEET JASON &	SWEET KIMBERLY	415 29TH ST	LEWISTON	ID	83501 415 29TH ST
SWOBODA ANDREW J		1327 18TH ST	LEWISTON	ID	83501 1327 18TH ST
SYDENHAM SHARON &	BARBER SHARON M	2332 9TH AVE	LEWISTON	ID	83501 2332 9TH AVE
SZASZ TIMOTHY J &	SZASZ HEATHER M	2137 11TH AVE	LEWISTON	ID	83501 2137 11TH AVE
T C PROPERTIES L P		621 21ST ST	LEWISTON	ID	83501
TA FINCH INVESTMENTS LLC		703 MAIN ST	LEWISTON	ID	83501 2117 8TH AVE
TAROLA DIANE A		1913 12TH AVE	LEWISTON	ID	83501 1913 12TH AVE
TAYLOR CONNIE F LIFE ESTATE	BROCKE LORI L &	1813 16TH ST	LEWISTON	ID	83501 1813 16TH ST
TAYLOR EMERY &	TAYLOR MARY LOIS	350 N 190TH ST UNIT C619	SHORELINE	WA	98133 1409 29TH ST
TAYLOR FRANK M &	TAYLOR BRENDA H	1605 15TH AVE	LEWISTON	ID	83501 1605 15TH AVE
TAYLOR JESSICA		1510 18TH ST	LEWISTON	ID	83501 1510 18TH ST
TAYLOR TARINA		1906 14TH AVE	LEWISTON	ID	83501 1906 14TH AVE
TAYLOR VALARIE		2416 8TH AVE	LEWISTON	ID	83501 2416 8TH AVE
TELLY MARIO &	WATSON-TELLY SHERENA M	1219 17TH ST	LEWISTON	ID	83501 1219 17TH ST
TEMPLE TYRONE S WHITE &	TEMPLE PATRICIA M WHITE	1201 29TH ST	LEWISTON	ID	83501 1201 29TH ST
TENG JOSHUA CHERNG-MAI		2113 9TH AVE	LEWISTON	ID	83501 2125 9TH AVE
THAPA BUDDHA BAHADUR &	THAPAMALAKAR ANU	1506 29TH ST	LEWISTON	ID	83501 1506 29TH ST
THOMAS MIKE &	THOMAS REBECCA	1814 15TH AVE	LEWISTON	ID	83501 1814 15TH AVE
THOMPSON LOUIS L &	THOMPSON EVELYN E	1407 17TH ST	LEWISTON	ID	83501 1407 17TH ST
THORNTON DANE &	THORNTON TONI	2130 SUNSET DR	LEWISTON	ID	83501 2130 SUNSET DR
THORNTON KEVIN		1915 16TH AVE	LEWISTON	ID	83501 1915 16TH AVE
TIBBETS JESSE R &	POLLACK JORDAN T	1915 15TH AVE	LEWISTON	ID	83501 1915 15TH AVE
TIERNEY CHERYL L		1417 20TH ST	LEWISTON	ID	83501 1417 20TH ST
TIERNEY LIVING TRUST	TIERNEY RICHARD A JR &	1008 WILLOW DR	LEWISTON	ID	83501 1008 WILLOW DR
TIERNEY RICHARD ANDREW		1811 13TH AVE	LEWISTON	ID	83501 1811 13TH AVE

TINDER GRACIE		1806 11TH AVE	LEWISTON	ID	83501 1806 11TH AVE
TORKELSON LUA AKA	TORKELSON ETELISE P	626 25TH ST APT 2	LEWISTON	ID	83501
TOUSLEY CAROL E		1103 18TH ST	LEWISTON	ID	83501 1103 18TH ST
TROY-REIDLER PROPERTIES L L C		P O BOX 796	LEWISTON	ID	83501 1822 18TH AVE
TUCKER JOHN LIVING TRUST		P O BOX 2350	CORDOVA	AK	99574 2806 9TH AVE
TUSCHHOFF ANDREW J &	TUSCHHOFF KIMBERLEY M	2215 11TH AVE	LEWISTON	ID	83501 2215 11TH AVE
UGLEM DONALD F &	UGLEM PEGGY L	1019 WILLOW DR	LEWISTON	ID	83501 1019 WILLOW DR
UHLENKOTT AMELIA		612 24TH ST	LEWISTON	ID	83501 610 24TH ST
UNITY CHURCH OF CLEARWATER VLY		1622 15TH AVE	LEWISTON	ID	83501 1622 15TH AVE
UPPER COLUMBIA CORP OF	SEVENTH DAY ADVENTISTS	P O BOX 19039	SPOKANE	WA	99219 1804 12TH AVE
VALDIVIA MARIA D &	VALDIVIA RAMON	1537 EASTVIEW CT	LEWISTON	ID	83501 1714 10TH AVE
VALENTA NANCY		1612 19TH AVE	LEWISTON	ID	83501 1612 19TH AVE
VALLEM RIKI MARCANNE		1605 18TH ST	LEWISTON	ID	83501 1605 18TH ST
VALLIANT DAVID L	VALLIANT CAROL L	303 SILCOTT ST UNIT A	LEWISTON	ID	83501 303 SILCOTT ST
VALPEY DEAN A &	VALPEY KELLEY L	1827 11TH AVE	LEWISTON	ID	83501 1827 11TH AVE
VAN CLIEF ELIZABETH W &	BOTHA MARIKA G	1308 29TH ST	LEWISTON	ID	83501 1308 29TH ST
VANBUREN PATRICIA L		1407 29TH ST	LEWISTON	ID	83501 1407 29TH ST
VANCE LAURI A		2324 12TH AVE	LEWISTON	ID	83501 2324 12TH AVE
VANNESS NORMAN B JR &	VANNESS NATASHA MARIE	1008 SUNSET CT	LEWISTON	ID	83501 1008 SUNSET CT
VARRELMAN TANNER JON		PO BOX 461	PATEROS	WA	98846 704 CASSELL ST
VIDOVICH TIMMY MICHAEL &	BUDDA RONALD G &	1707 11TH AVE	LEWISTON	ID	83501 1707 11TH AVE
VIG RONNY REVOCABLE TRUST		922 16TH AVE	LEWISTON	ID	83501 612 25TH ST
VILLEGAS JUAN C &	VILLEGAS LEAH R	2623 SUNSET DR	LEWISTON	ID	83501 2623 SUNSET DR
VOLKMAN WARREN E &	VOLKMAN BARBARA A	2505 9TH AVE	LEWISTON	ID	83501 2505 9TH AVE
VOLLBRECHT JAMES D		1613 20TH AVE	LEWISTON	ID	83501 1613 20TH AVE
WADE CASEY JAMES &	WADE APRIL DAWN	1814 16TH AVE	LEWISTON	ID	83501 1814 16TH AVE
WAGNER TERRY L		3423 CLARK ST	LEWISTON	ID	83501 129 26TH ST
WALKER MARK R		1533 BURRELL AVE	LEWISTON	ID	83501 2747 E MAIN ST
WALLACE CARL WESLEY &	WALLACE ANNE	2009 RIDGEWAY DR	LEWISTON	ID	83501 1608 16TH AVE
WALLACE TIMOTHY E &	WALLACE JONI I	2128 12TH AVE	LEWISTON	ID	83501 2128 12TH AVE
WALLOWA RIVER PROPERTIES LLC		PO BOX 1082	CORVALLIS	OR	97339
WALTERS LOGAN		1216 18TH ST	LEWISTON	ID	83501 1216 18TH ST
WALTERS PAUL H JR &	WALTERS BILLIE M	319 SILCOTT ST	LEWISTON	ID	83501 319 SILCOTT ST
WARREN AMBER &	ANDERSON JEFFERY	2312 14TH AVE	LEWISTON	ID	83501
WASHBURN JULIAN &	WASHBURN KIERSTYN	603 26TH ST	LEWISTON	ID	83501 603 26TH ST
WASHINGTON TRUST BANK		PO BOX 2127	SPOKANE	WA	99201
WASSMUTH CHAD		1514 HEMLOCK AVE	LEWISTON	ID	83501 2010 15TH AVE
WASSMUTH DEBRA G		605 27TH ST	LEWISTON	ID	83501 605 27TH ST
WASSMUTH HEATHER &	ROKSTAD JOHN	2317 12TH AVE	LEWISTON	ID	83501 2317 12TH AVE
WATERLAND SHANE &	MUEHLHAUSEN SARA	1909 16TH AVE	LEWISTON	ID	83501 1909 16TH AVE
WATSON MIKE &	WATSON ELLEN	1822 CEDAR AVE	LEWISTON	ID	83501 716 27TH ST
WAY KYLE W &	WAY JOAN C	2605 SUNSET DR	LEWISTON	ID	83501 2605 SUNSET DR
WAY RILEY &	RANDALL DEMI	2701 8TH AVE	LEWISTON	ID	83501 2701 8TH AVE
WEATHERS DARCIE I &	WEATHERS JASON	2819 4TH AVE	LEWISTON	ID	83501 2819 4TH AVE
WEAVER DUANE J &	WEAVER LAURA L	1821 12TH AVE	LEWISTON	ID	83501 1821 12TH AVE
WEAVER JESSE D		513 SILCOTT CT	LEWISTON	ID	83501 513 SILCOTT CT

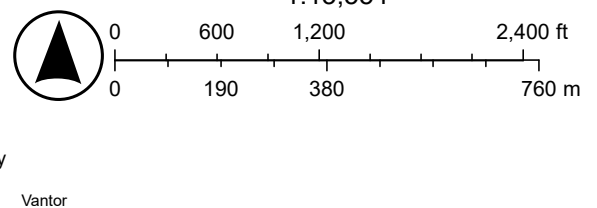
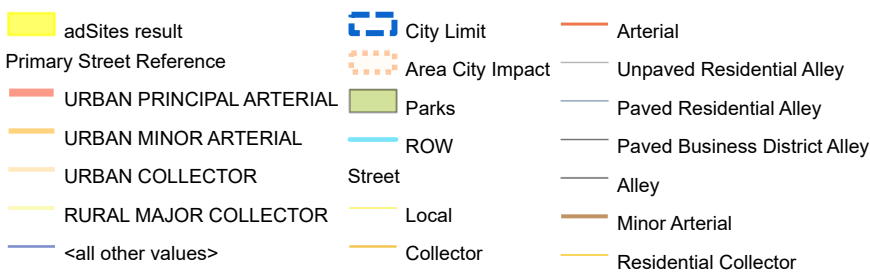
WEBB JOHN T &	WEBB CAROL J TRUST	40446 GROWLER POINT RD	REUBENS	ID	83548 1811 17TH AVE
WEBER NICHOLAS J &	WEBER KYLEE R	1914 11TH AVE	LEWISTON	ID	83501 1914 11TH AVE
WEINER JEFFREY L &	WEINER SUSAN A	1612 14TH AVE	LEWISTON	ID	83501 1612 14TH AVE
WEL L L C		8607 W DRIFTWOOD DR	COEUR D ALENE	ID	83814 2820 16TH AVE
WENSMAN ROBERT J &	WENSMAN BILLIE R H/W	1707 16TH ST	LEWISTON	ID	83501 1707 16TH ST
WERKHEISER THOMAS A &	WERKHEISER JILLENE K	PO BOX 232	GENESEE	ID	83832 2914 GARFIELD CT
WEST JESSICA M &	TONDEVOLD CHAD W	2705 9TH AVE	LEWISTON	ID	83501 2705 9TH AVE
WEST LAETON &	WEST MADDISYN	2710 8TH AVE	LEWISTON	ID	83501 2710 8TH AVE
WHIPPLE DON LIVING TRUST		PO BOX 488	LAPWAI	ID	83540 411 26TH ST
WHISNER DIANE R		822 29TH ST	LEWISTON	ID	83501 822 29TH ST
WHITE ALAN &	WHITE ROSEMARIE K	2403 14TH AVE	LEWISTON	ID	83501 2403 14TH AVE
WHITE DAKODA R		1411 16TH ST	LEWISTON	ID	83501 1411 16TH ST
WHITE JAMES		2502 8TH AVE	LEWISTON	ID	83501 2502 8TH AVE
WHITTAKER SCOTT A &	WHITTAKER DESIREE R	2405 SUNSET DR	LEWISTON	ID	83501 2405 SUNSET DR
WHITTAKER SUZANNE L		1304 18TH ST	LEWISTON	ID	83501 1304 18TH ST
WHITTINGTON COREY &	BARKER MARY K	1122 18TH ST	LEWISTON	ID	83501 1122 18TH ST
WIEME WALTER N &	WIEME LINDA L	2418 12TH AVE	LEWISTON	ID	83501 2418 12TH AVE
WILCOX TONJA M		2716 SUNSET DR	LEWISTON	ID	83501 2716 SUNSET DR
WILDER ADAM B &	WILDER JACQUELINE P	1407 18TH ST	LEWISTON	ID	83501 1407 18TH ST
WILEY SHAWN DAVID &	WILEY DAWN	1702 12TH AVE	LEWISTON	ID	83501 1702 12TH AVE
WILKIN GERALD E		1618 17TH AVE	LEWISTON	ID	83501 1618 17TH AVE
WILKINS JEFF T &	WILKINS CARLA N TRUST	297 LAKE RD	GRANGEVILLE	ID	83530 1433 29TH ST
WILKINS JERALD E &	WILKINS AMANDA L	821 29TH ST	LEWISTON	ID	83501
WILKINSON JOHN R		2126 SUNSET DR	LEWISTON	ID	83501 2126 SUNSET DR
WILLIAMS ANTHONY &	ANDREW TAWIYA	1503 17TH ST	LEWISTON	ID	83501 1503 17TH ST
WILLIAMS DOUG &	WILLIAMS VICKY	350 LAPWAI RD	LEWISTON	ID	83501 350 LAPWAI RD
WILLIAMS RICHARD N &	WILLIAMS LINDA M	1012 17TH ST	LEWISTON	ID	83501 1012 17TH ST
WILLIS TYSON J		2417 12TH AVE	LEWISTON	ID	83501 2417 12TH AVE
WILSON ANGELA		2327 14TH AVE	LEWISTON	ID	83501 2327 14TH AVE
WILSON KINDY T		340 LAPWAI RD	LEWISTON	ID	83501 340 LAPWAI RD
WILSON LYNZEE B &	HEWETT VINCENT N	2324 SUNSET DR	LEWISTON	ID	83501 2324 SUNSET DR
WINCO FOODS LLC		650 N ARMSTRONG PLACE	BOISE	ID	83704 2001 17TH ST
WINDSOR JASON R		414 30TH ST	LEWISTON	ID	83501 414 30TH ST
WISE DANIEL H		411 30TH ST	LEWISTON	ID	83501 411 30TH ST
WISHER CHRISTOPHER		1903 15TH AVE	LEWISTON	ID	83501 1903 15TH AVE
WOLF ROYCE L &	WOLF TERESA L	1431 29TH ST	LEWISTON	ID	83501 1431 29TH ST
WOOD DEBRA J		2502 9TH AVE	LEWISTON	ID	83501 2502 9TH AVE
WOOD NANCY E		1626 18TH AVE	LEWISTON	ID	83501 1626 18TH AVE
WOODS RICHARD A JR &	WOODS TINA D &	1053 21ST ST	LEWISTON	ID	83501 819 21ST ST
WOODS-CALKINS MACKENZIE NATHAN		1140 30TH ST	LEWISTON	ID	83501 1140 30TH ST
WORTMAN MITCHELL M		1801 13TH AVE	LEWISTON	ID	83501 1801 13TH AVE
WREN BROOK LLC		62792 HURRICANE CREEK RD	JOSEPH	OR	97846 1360 29TH ST
WRIGHT FRANKLIN G &	WRIGHT BETSY R	2631 SUNSET DR	LEWISTON	ID	83501 2631 SUNSET DR
WRIGHT SAMUEL &	VANLEUVEN CORA	2514 9TH AVE	LEWISTON	ID	83501 2514 9TH AVE
WRIGHT THOMAS W &	WRIGHT DEEAN R	1610 13TH AVE	LEWISTON	ID	83501 1610 13TH AVE
YANEZ LAURA F &	YANEZ JOSE L	1128 20TH ST	LEWISTON	ID	83501 1128 20TH ST

YATES GWENDOLYN B		1439 29TH ST	LEWISTON	ID	83501 1439 29TH ST
YATES LUKE J		416 29TH ST	LEWISTON	ID	83501 416 29TH ST
YENNEY HELEN I TRUSTEE	YENNEY REVOCABLE LIVING TRUST	11032 TOTEM POLE LN	WOODWAY	WA	98020 1624 18TH AVE
YOUNG KARLENE ANNE		1820 15TH AVE	LEWISTON	ID	83501 1820 15TH AVE
YOUNGBERG LARRY A &	YOUNGBERG CINDY A	1400 29TH ST	LEWISTON	ID	83501 1400 29TH ST
ZANDER ERIC A &	ZANDER CYLEEN	1611 14TH AVE	LEWISTON	ID	83501 1611 14TH AVE
ZUMHOFE NICOLE C		1525 17TH ST	LEWISTON	ID	83501 1525 17TH ST

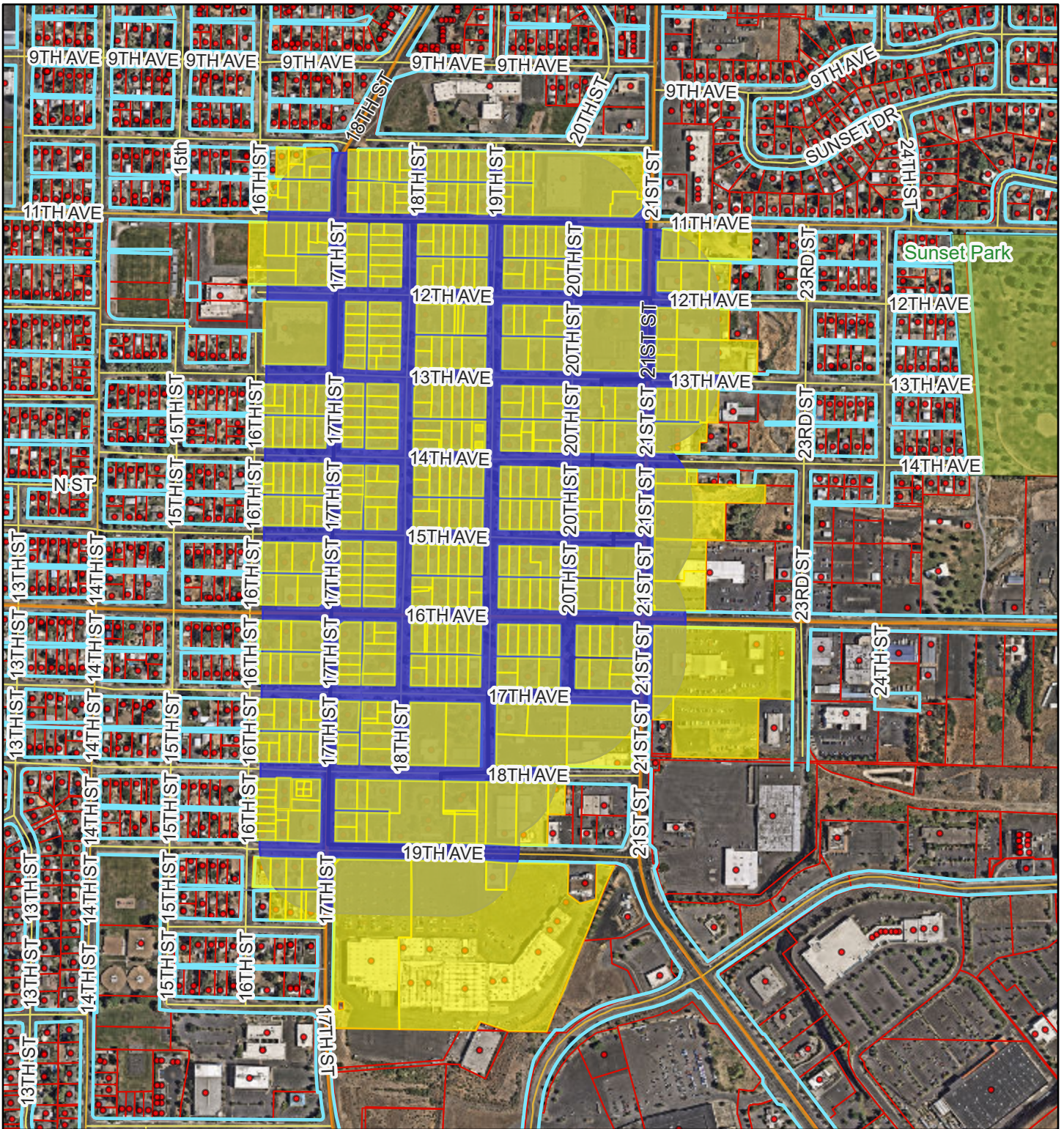
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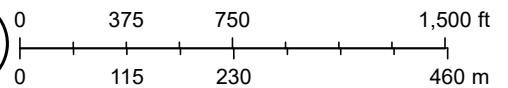
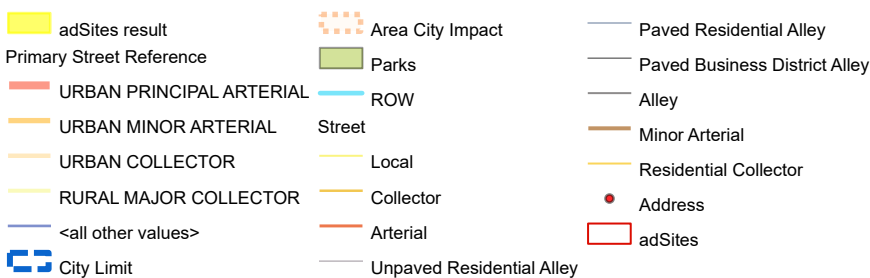


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Vantor



PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 5/18/2026

Case File Number: ZNC24-5

Applicant:

City of Lewiston
PO BOX 617
Lewiston, ID 83501

Request/Proposal:

ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR: A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Medium Density Residential, R3, zone in the areas generally depicted in Map 1A and 2A. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Higher Density Residential, R4, zone in the areas generally depicted in Map 1B and 2B. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the General Commercial, C4, zone in the areas generally depicted in Map C. A proposal to rezone property currently located in the Low Density Residential, R2, zone and Medium Density Residential, R3 zone to the Regional Commercial, C6, zone in the areas generally depicted in Map 1D and 2D. This proposal is limited to the area generally described at east of 17th Street to 21st Street, between 11th Avenue and 19th Avenue and east of 21st Street to 29th Street, between East Main Street and Nez Perce Drive. The City then intends to update the City of Lewiston Zoning Map accordingly. A letter and map containing detailed information regarding the proposed rezoning and the specific zoning designation applicable to each property were sent to the 704 affected property owners. Copies of these maps can be viewed at the Community Development Department for property owners wishing to see if their property is affected by the proposed zone changes.

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

DIVISION 3. - LOW DENSITY RESIDENTIAL ZONE R-2

- **Sec. 37-26. - R-2 low density residential zone.**

Purpose. To provide land for lower density residential development in a neighborhood setting.

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

- **Sec. 37-27. - Uses permitted outright.**

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

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

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 3, 7-1-96; Ord. No. 4249, § 11, 10-25-99; Ord. No. 4385, § 3, 2-14-05; [Ord. No. 4944](#), § 5, 7-14-25)

- **Sec. 37-28. - Conditional uses permitted.**

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

- (1) Repealed by Ord. No. 4742.
- (2) Day care center, subject to the special conditions of [section 37-20.1\(5\)](#) of this Code;
- (3) Group day care, subject to the special conditions of [section 37-13.1\(3\)](#) of this Code;
- (4) Intermediate care facility;
- (5) Long-term care facility;

ZNC24-5

- (6) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (7) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;
 - (8) Multifamily dwelling, meeting the standards of [section 37-124.1](#) of this Code;
 - (9) Noncommercial kennel, subject to commercial kennel standards of [section 37-163](#)(15) of this Code;
 - (10) 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;
 - (11) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;
 - (12) 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;
 - (13) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;
 - (14) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;
 - (15) Small lot development subject to the requirements of [section 37-33](#) of this Code, standards for small lot development;
 - (16) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 12, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 4, 2-14-05; Ord. No. 4433, § 1, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 1, 3-28-16; Ord. No. 4676, § 3, 11-28-16; Ord. No. 4742, § 2F, 8-19-19; Ord. No. 4799, § 3, 3-8-21; [Ord. No. 4841](#), § 5, 11-14-22; [Ord. No. 4944](#), § 6, 7-14-25)

- **Sec. 37-29. - Lot size.**

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

- (1) For a single-family dwelling, the minimum lot area shall be seven thousand five hundred (7,500) square feet, subject to [sections 32-45\(f\)\(1\)](#) and [36-103](#) of this Code.
- (2) For a two-family dwelling, the minimum lot area shall be ten thousand (10,000) square feet, and connection to a municipal sanitary sewer system must be provided.
- (3) For a multifamily dwelling, the minimum lot area shall be ten thousand (10,000) square feet plus three thousand (3,000) square feet for each dwelling unit over two (2), and connection to a municipal sanitary sewer system must be provided.
- (4) Lot width shall be a minimum of sixty (60) feet.
- (5) Lot depth shall be a minimum of eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 4, 11-28-16)

- **Sec. 37-30. - Yards.**

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

(1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.

(2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet from the property line or thirty-five (35) feet from the centerline of the street, whichever is greater.

(3) A rear yard shall be a minimum of twenty (20) feet.

(4) Duplex dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-31. - Lot coverage.**

In an R-2 zone buildings shall not cover more than forty (40) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-32. - Height of buildings.**

In an R-2 zone, no building shall exceed a height of thirty-five (35) feet.

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-33. - Small lot development and zero lot line small lot development.**

(a) *Lot size.*

(1) For a single-family dwelling, the minimum lot area shall be four thousand (4,000) square feet;

(2) For a two-family dwelling, the minimum lot area shall be six thousand five hundred (6,500) square feet;

(3) Lot dimensions shall be a minimum of forty (40) feet and sixty-five (65) feet, with either dimension serving as lot width or lot depth, so long as both dimensions are met; provided, however, the minimum lot width for a lot street frontage that is a street curve radius only shall be thirty (30) feet, or twenty (20) feet if adjacent to a shared driveway evidenced by a recorded easement with the neighboring lot.

(b) *Yards.* Except as provided in [section 37-156](#) of this Code, the minimum yard requirements shall be as follows:

(1) A front yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater, except a front yard for a garage or carport shall be a minimum of twenty (20) feet.

(2) A side yard shall be:

a. Zero (0) feet for the common wall of a single-family dwelling that is attached to another single-family dwelling where the common wall is also a property line

established by the subdivision platting process of [chapter 32](#) of this Code, Subdivisions; or

b. A minimum of five (5) feet, except (i): on corner lots the street side yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater; and (ii) for a garage or carport, a side yard shall be a minimum of twenty (20) feet.

(3) A rear yard shall be a minimum of twenty (20) feet except when one (1) side yard is at least twenty (20) feet, the rear yard may be reduced to ten (10) feet.

(c) *Building size.* In small lot development, buildings shall not cover more than sixty (60) percent of the lot.

(d) *Detached accessory buildings.*

(1) One (1) detached garage, carport, or storage building shall be allowed, so long as such detached garage, carport, or storage building does not exceed four hundred eighty-four (484) square feet; does not exceed sixteen (16) feet in height; and is not located closer to a street right-of-way than the house, unless on a flag lot or on the street side of a corner lot. No other detached accessory buildings are allowed, unless they do not exceed one hundred twenty (120) square feet.

(e) *Standards.* All homes within a small lot or zero lot line development shall comply with a minimum of two (2) out of the ten (10) requirements listed below:

(1) House facades fronting a street right-of-way shall have a minimum of fifteen (15) percent window area and shall include at least two (2) of the following for a minimum of twenty (20) percent of the length and/or height of the facade:

a. Color change;

b. Texture change;

c. Building material change; or

d. Incorporation of a wall plane projection or recession with the plane projection being a minimum of one (1) foot in depth and a minimum height equal to twenty-five (25) percent of the height of the wall.

(2) Primary entrances to homes shall incorporate a covered front porch, a well-defined, improved and visible walkway to the front door and a minimum of three

(3) of the following: building articulation elements as part of any street-facing façade, cornices, overhangs, bay windows, balconies, or other similar architectural features.

(3) House facades fronting a street right-of-way shall not have an attached garage that exceeds seventy (70) percent of the width of the facade.

(4) For a home with an attached garage, the garage wall with the garage door shall be recessed or extended at least four (4) feet from the adjoining habitable space wall of the home, unless the garage is accessed from the rear.

(5) All roofs shall be a hip, gable, or mansard roof with a minimum four-to-twelve (4:12) pitch with twelve (12) inch minimum eaves. Any mansard roof, shall incorporate dormers equal to at least twenty-five (25) percent of the facade area of the roof.

(6) All parking shall be located at the rear of the lot with alley access.

(7) All homes shall have a minimum of one (1) dormer.

(8) Trees. Each lot shall have a minimum of one (1) tree planted by the developer with automatic irrigation in the front yard prior to the approval of final inspection for the home on the lot, except when weather conditions do not allow planting of

trees, which may typically occur between November 1 and March 1. If the tree is not planted due to the weather conditions, then it shall be planted either by the developer or homeowner within six (6) months of the approval of the final inspection, and the developer or homeowner shall call for inspection to verify the installation of the tree and associated automatic irrigation.

(9) For zero lot line developments, attached dwelling units that have attached garages, the common wall between the units shall separate habitable space such that the garages are not adjoining. This option shall not be available for corner lots where the garages are adjoining, but each garage faces a different street.

(10) No more than three (3) detached homes or four (4) attached zero lot line homes in succession may share the same visual building design. Homes shall differ in at least two (2) of the following four (4) aspects to ensure clear visual distinction:

- a. Building configuration, i.e., size, height, shape, or footprint;
- b. Building orientation or location on the lot;
- c. Street-facing facade color and design; or
- d. Roof design.

(Ord. No. 4433, § 2, 1-9-06; Ord. No. 4755, § 2, 9-9-19; Ord. No. 4835, § 1, 12-20-21; [Ord. No. 4935](#), § 1, 2-24-25)

- **DIVISION 8. - MEDIUM DENSITY RESIDENTIAL ZONE R-3**

- **Sec. 37-42. - R-3 medium density residential zone.**

- (a) *Purpose.* To provide land for the development of multifamily dwellings and to provide an orderly transition from more intensive, high density uses to less intensive, lower density uses.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 16, 10-25-99)

- **Sec. 37-43. - Uses permitted outright.**

In an R-3 zone the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

- (1) Bed and breakfast facilities, subject to the special conditions of [section 37-13.1\(1\)](#) of this Code;
- (2) Church, subject to the special conditions of [section 37-20.1\(2\)](#) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of [section 37-13.1\(2\)](#) of this Code;
- (6) Intermediate term care facility, subject to the special conditions of [section 37-44.1\(1\)](#) of this Code;
- (7) Long-term care facility, subject to the special conditions of [section 37-44.1\(2\)](#) of this Code;
- (8) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of sixteen (16) dwelling units per acre;
- (9) Mortuary, subject to the special conditions of [section 37-20.1\(1\)](#) of this Code;
- (10) Multifamily dwelling, meeting the standards of [section 37-124.1](#) of this Code;
- (11) Park, subject to the special conditions of [section 37-20.1\(4\)](#) of this Code;
- (12) School, subject to the special conditions of [section 37-20.1\(3\)](#) of this Code;

- (13) Preschool, subject to the special conditions of [section 37-20.1](#)(6) of this Code;
 - (14) Single-family dwelling;
 - (15) Small lot development subject to the requirements of [section 37-33](#), standards for small lot development;
 - (16) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of sixteen (16) dwelling units per acre;
 - (17) Two-family dwelling.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 5, 7-1-96; Ord. No. 4249, § 17, 10-25-99; Ord. No. 4385, § 7, 2-14-05; Ord. No. 4386, § 2, 2-14-05; Ord. No. 4433, § 4, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4656, § 10, 3-28-16; Ord. No. 4676, § 14, 11-28-16; [Ord. No. 4841](#), § 8, 11-14-22; [Ord. No. 4944](#), § 9, 7-14-25)

• **Sec. 37-44. - Conditional uses permitted.**

In an R-3 Zone the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

- (1) Repealed by Ord. No. 4742.
 - (2) Day care center, subject to the special conditions of [section 37-20.1](#)(5) of this Code;
 - (3) Dormitory, subject to the special conditions of [section 37-44.1](#) of this Code;
 - (4) Group day care, subject to the special conditions of [section 37-13.1](#)(3) of this Code;
 - (5) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (6) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a density greater than sixteen (16) dwelling units per acre;
 - (7) Noncommercial kennel, subject to the commercial kennel standards of [section 37-163](#)(15) of this Code;
 - (8) 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;
 - (9) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;
 - (10) 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;
 - (11) 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;
 - (12) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a density greater than sixteen (16) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 18, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 8, 2-14-05; Ord. No. 4386, § 3, 2-14-05; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4742, § 21, 8-19-19;

Ord. No. 4799, § 7, 3-8-21; [Ord. No. 4841](#), § 9, 11-14-22; [Ord. No. 4944](#), § 10, 7-14-25)

- **Sec. 37-44.1. - Special conditions.**

(1) *Intermediate care facility.*

(a) The size of the site is shown to be reasonable for the intended use.

(b) Access to the site meets all applicable ordinances.

(c) The surrounding property will not otherwise be adversely affected.

(2) *Long-term care facility.*

(a) The size of the site is shown to be reasonable for the intended use.

(b) Parking and access to the site meets all applicable ordinances.

(c) The surrounding property will not otherwise be adversely affected.

(3) *Dormitory.*

(a) Dormitories with twelve (12) occupants or more shall have on-site management.

(b) Buildings shall be designed with the following security measures:

1. Interior access to each room;

2. Controlled access beyond the lobby and to individual floors;

3. Manager's name and contact information posted in clear view in the lobby.

(c) Dumpsters shall be located inside the building or placed no closer than fifteen (15) feet from any property line adjacent to residentially zoned property.

(Ord. No. 4249, § 19, 10-25-99; Ord. No. 4386, § 6, 2-14-05)

- **Sec. 37-45. - Lot size.**

In an R-3 zone, the minimum lot size shall be as follows:

(1) Lot area shall be a minimum of six thousand (6,000) square feet plus an additional one thousand five hundred (1,500) square feet for each dwelling unit over one (1).

(2) Lot width shall be a minimum of fifty (50) feet.

(3) Lot depth shall be a minimum of eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4676, § 15, 11-28-16; [Ord. No. 4936](#), § 1, 1-27-25)

- **Sec. 37-46. - Yards.**

Except as provided in article VIII, in an R-3 zone minimum yard requirements shall be as follows:

(1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.

(2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet from the property line or thirty-five (35) feet from the centerline of the street, whichever is greater.

(3) A rear yard shall be a minimum of twenty (20) feet.

(4) Side and rear yards shall be increased by one (1) foot for each foot by which a building exceeds a height of thirty-five (35) feet. A front yard shall be increased by one (1) foot for each two (2) feet by which a building exceeds thirty-five (35) feet.

(5) Two-family dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots, provided the front and rear setbacks are in compliance with this chapter and the

side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 16, 11-28-16)

- **Sec. 37-47. - Lot coverage.**

In an R-3 zone, buildings shall not cover more than fifty (50) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 17, 11-28-16)

- **Sec. 37-48. - Height of buildings.**

In an R-3 zone, no building shall exceed a height of forty-five (45) feet.

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-49. - Reserved.**

Editor's note— Ord. No. 4216, § 1, adopted August 10, 1998, repealed § 37-49, relative to signs permitted in the R-3 zone, which derived from Ord. No. 4108, § 2, adopted August 15, 1994.

- **DIVISION 9. - HIGHER DENSITY RESIDENTIAL ZONE R-4**

- **Sec. 37-50. - R-4 higher density residential zone.**

(a) *Purpose.* To accommodate a compatible mixture of higher density residential uses with limited options for scattered, small-scale, low-impact neighborhood service businesses. Such areas are generally in proximity to major community facilities, employers, arterials and commercial development and generally serve as transition or buffer zones between major arterials or more intensively developed areas and residential districts.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 20, 10-25-99; [Ord. No. 4936](#), § 2, 1-27-25)

- **Sec. 37-51. - Uses permitted outright.**

In an R-4 zone the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

(1) Bed and breakfast facilities, subject to the special conditions of [section 37-13.1\(1\)](#) of this Code;

(2) Church, subject to the special conditions of [section 37-20.1\(2\)](#) of this Code;

(3) Class A manufactured home;

(4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business license;

(5) Family day care, subject to the special conditions of [section 37-13.1\(2\)](#) of this Code;

(6) Group day care, subject to the conditions of [section 37-13.1\(3\)](#) of this Code;

(7) Intermediate care facility, subject to the special conditions of [section 37-44.1\(1\)](#) of this Code;

(8) Long-term care facility, subject to the special conditions of [section 37-44.1\(2\)](#) of this Code;

(9) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of eighteen (18) dwelling units per acre;

- (10) Mortuary, subject to the special conditions of [section 37-20.1](#)(1) of this Code;
 - (11) Multifamily dwelling, meeting the standards of [section 37-124.1](#) of this Code;
 - (12) School, subject to the special conditions of [section 37-20.1](#)(3) of this Code;
 - (13) Preschool, subject to the special conditions of [section 37-20.1](#)(6) of this Code;
 - (14) Single-family dwelling;
 - (15) Small lot development subject to the requirements of [section 37-33](#) of this Code, standards for small lot development;
 - (16) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of eighteen (18) dwelling units per acre;
 - (17) Two-family dwelling.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 6, 7-1-96; Ord. No. 4249, § 21, 10-25-99; Ord. No. 4385, § 9, 2-14-05; Ord. No. 4386, § 4, 2-14-05; Ord. No. 4433, § 5, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 18, 11-28-16; [Ord. No. 4841](#), § 10, 11-14-22; [Ord. No. 4936](#), § 3, 1-27-25; [Ord. No. 4944](#), § 11, 7-14-25)

- **Sec. 37-52. - Conditional uses permitted.**

In an R-4 zone, the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

- (1) Repealed by Ord. No. 4742.
 - (2) Day care center, subject to the special conditions of [section 37-20.1](#)(5) of this Code;
 - (3) Dormitory, subject to the special conditions of [section 37-44.1](#) of this Code;
 - (4) Eating and drinking establishment. Qualification for an eating and drinking establishment in the R-4 zones is contingent upon it being small-scale and neighborhood oriented with no drive-thru service;
 - (5) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (6) [Reserved;]
 - (7) Personal service uses;
 - (8) Professional offices, except medical, dental, and banking services;
 - (9) Other limited commercial uses that are consistent with the purpose of the R-4 zone and are not detrimental to any of the outright permitted uses or other existing conditional uses or to nearby residential uses;
 - (10) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;
 - (11) 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;
 - (12) 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.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 22, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 10, 2-14-05; Ord. No.

4386, § 5, 2-14-05; Ord. No. 4531, § 5, 7-13-09; Ord. No. 4742, § 2J, 8-19-19; Ord. No. 4799, § 8, 3-8-21; [Ord. No. 4936](#), § 4, 1-27-25; [Ord. No. 4944](#), § 12, 7-14-25)

- **Sec. 37-53. - Lot size.**

In an R-4 zone, the minimum lot size shall be as follows:

(1) Lot area shall be a minimum of five thousand (5,000) square feet plus an additional one thousand six hundred (1,600) square feet per dwelling unit over one (1).

(2) Lot width shall be a minimum of fifty (50) feet.

(3) Lot depth shall be a minimum of eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 5, 7-13-09; Ord. No. 4676, § 19, 11-28-16)

- **Sec. 37-54. - Yards.**

Except as provided in article VIII, in an R-4 zone minimum yard requirements shall be as follows:

(1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.

(2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet from the property line or thirty-five (35) feet from the centerline of the street, whichever is greater.

(3) A rear yard shall be a minimum of twenty (20) feet.

(4) Side and rear yards shall be increased by one (1) foot for each foot by which a building exceeds a height of thirty-five (35) feet. A front yard shall be increased by one (1) foot for each two (2) feet by which a building exceeds thirty-five (35) feet.

(5) Two-family dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots, provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 20, 11-28-16)

- **Sec. 37-55. - Lot coverage.**

In an R-4 zone, buildings shall not cover more than fifty (50) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 21, 11-28-16)

- **Sec. 37-56. - Height of buildings.**

In an R-4 zone no building shall exceed a height of fifty (50) feet.

(Ord. No. 4108, § 2, 8-15-94; [Ord. No. 4936](#), § 5, 1-27-25)

- **Sec. 37-57. - Reserved.**

Editor's note— Ord. No. 4216, § 1, adopted August 10, 1998, repealed § 37-57, relative to signs permitted in the R-4 zone, which derived from Ord. No. 4108, § 2, adopted August 15, 1994.

[Sec. 37-49. - Reserved.](#)

- **DIVISION 15. - GENERAL COMMERCIAL ZONE C-4**

- **Sec. 37-70. - General commercial zone C-4.**

(a) *Purpose.* To provide areas to serve the city and regional needs for commercial goods and services. Such areas shall be compatible with adjacent residential development.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 34, 10-25-99)

- **Sec. 37-71. - Uses permitted outright.**

In a C-4 zone the following uses and their accessory uses are permitted outright subject to the standards of article IV:

- (1) Auto, boat, manufactured home, recreational vehicle, heavy equipment sales and service;
- (2) Building supply outlet;
- (3) Business or professional offices;
- (4) Car wash, subject to the special conditions of [section 37-60.1\(1\)](#) of this Code;
- (5) Commercial entertainment facility, subject to the special conditions of [section 37-69.1\(3\)](#) of this Code;
- (6) Day care center, subject to the special conditions of [section 37-20.1\(5\)](#) of this Code;
- (7) Eating or drinking establishment;
- (8) Financial institutions;
- (9) Greenhouses and nurseries;
- (10) Laundry and dry cleaners;
- (11) Mini-storage, subject to the special conditions of [section 37-69.1\(1\)](#) of this Code;
- (12) Mortuary;
- (13) Motel/hotel;
- (14) Multifamily residential uses not on the ground floor of a building;
- (15) Personal services;
- (16) Preschool, subject to the special conditions of [section 37-20.1\(6\)](#) of this Code;
- (17) Public or governmental offices or semi-public uses which uses are similar to other uses permitted outright in this zone;
- (18) Residential uses legally established as of December 31, 2004;
- (19) Retail sales and service;
- (20) Service station, subject to the special conditions of [section 37-60.1\(2\)](#) of this Code;
- (21) Repealed by Ord. No. 4742.
- (22) Repealed by Ord. No. 4742.
- (23) Repealed by Ord. No. 4753.
- (24) Veterinary clinic or kennel, subject to the special conditions of [section 37-69.1\(2\)](#) of this Code;
- (25) Recreational vehicle park, subject to the provisions of [chapter 23](#), article II of this Code;
- (26) Church.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 35, 10-25-99; Ord. No. 4322, § 4, 12-9-02; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4390, § 4, 2-14-05; Ord. No.

4398, § 13, 1-9-06; Ord. No. 4531, § 8, 7-13-09; Ord. No. 4698, § 17, 10-30-17; Ord. No. 4742, § 2P, 8-19-19; Ord. No. 4753, § 5, 12-14-19)

- **Sec. 37-72. - Conditional uses permitted.**

In a C-4 zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of articles IV and IX:

- (1) Tire recapping;
- (2) Truck terminal;
- (3) Multifamily residential when located on the ground floor of a structure;
- (4) Wholesale warehouse;
- (5) Adult bookstore;
- (6) Adult theaters;
- (7) Adult entertainment facility;
- (8) 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;
- (9) 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;
- (10) Repealed by Ord. No. 4753.
- (11) Homeless shelter, subject to the standards of [section 37-125](#) of this Code;
- (12) Other general commercial uses which are not permitted outright but which are consistent with the purpose of the C-4 zone, and are not detrimental to any of the outright permitted uses or 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;
- (16) Bridge housing shelter, subject to the standards of [section 37-125](#) of this Code;
- (17) Transitional housing village, subject to the provisions of [chapter 42](#) of this Code.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 36, 10-25-99; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4689, § 4, 4-24-17; Ord. No. 4753, § 6, 12-14-19; Ord. No. 4799, § 14, 3-8-21; Ord. No. 4838, § 2, 12-13-21; [Ord. No. 4841](#), § 13, 11-14-22)

- **Sec. 37-73. - Development standards.**

In a C-4 zone, the following development standards shall apply and be in force:

- (1) *Maximum height for buildings.* Sixty (60) feet.
- (2) *Maximum lot coverage.* None.
- (3) *Minimum lot size.* None.

(4) *Minimum front yard.* None except property abutting Thain Road shall have a twenty-foot minimum.

(5) *Minimum side yard.* None except fifteen (15) feet when a property abuts a residential zone.

(6) *Minimum rear yard.* None except fifteen (15) feet when a property abuts a residential zone.

(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.

(9) *Minimum screening.* Side or rear yards abutting residential zones shall be screened by means of a sight obscuring fence or approved landscaping materials. Such screening shall be installed prior to the issuance of an occupancy permit.

(Ord. No. 4108, § 2, 8-15-94; [Ord. No. 4920](#), § 4, 8-26-24)

- **Sec. 37-74. - Reserved.**

- **Sec. 37-75. - Temporary conditional use.**

The purpose of the temporary conditional use in a C-4 zone is to enable a better temporary use of certain existing structures to ease their transition from certain light industrial uses to general commercial uses in compliance with the goals and purposes of the comprehensive plan of the City of Lewiston.

In a C-4 zone, the temporary conditional uses of fabricating and assembly operations may be permitted only if the following conditions have been met:

(1) The use shall only apply to existing structures and shall be compatible with the existing structures on the subject property. No exterior construction which substantially alters the existing structure shall be permitted by the grant of this conditional use and the building must be inspected by a building official.

(2) For the purposes of this section, an existing structure is one that was constructed prior to January 1, 1981.

(3) The use shall be compatible with all uses in existence within the surrounding area in that it will not create an adverse impact on traffic, noise levels, fire safety standards, clean air standards, water purity standards or detract from the nature and character of the surrounding uses.

(4) The temporary conditional use shall not be granted outright and shall be strictly controlled, subject to such conditions as may be directed by the commission or the council to insure that the use shall be compatible as set forth in subsection (3) herein.

(5) The temporary conditional use shall be granted only after following the same procedure for conditional uses in accordance with articles IV and IX.

(6) The allowance of a temporary conditional use shall not grant the applicant any permanent rights in the use of the property. The temporary conditional use shall automatically terminate upon the expiration of a period of time to be set by the commission or the council which period of time shall in no event exceed five (5) years. Nothing shall prevent the holder of a temporary conditional use from applying for a new temporary conditional use for the same or similar purposes at, near or after the expiration date of a temporary conditional use granted pursuant to this section. Such an application shall be treated in all respects as a new application.

(7) In any hearing concerning the allowance of a temporary conditional use pursuant to this section, the commission or the council shall consider and make findings and conclusions concerning the following:

- a. Specific findings with respect to subsections (1) through (6) of this section; and
- b. The nature and extent of the temporary conditional use shall be specifically set forth by the commission and the council and no implied use shall arise therefrom; and
- c. That the trend of the use of the area to general commercial use will not be impeded by the length of time for which the temporary conditional use is allowed.

(Ord. No. 4108, § 2, 8-15-94)

- **DIVISION 17. - REGIONAL COMMERCIAL ZONE C-6**

- **Sec. 37-80. - Regional commercial zone C-6.**

Purpose. To encourage the establishment of areas for varied types of commercial uses and to meet the needs of the regional market area. Such uses shall be readily accessible from streets designated as principal or minor arterials as shown in the Lewiston Comprehensive Transportation Plan.
(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 40, 10-25-99)

- **Sec. 37-81. - Uses permitted outright.**

In a C-6 zone, the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

- (1) Auto, boat, manufactured home, recreational vehicle sales and service;
- (2) Eating and drinking establishments;
- (3) Financial institutions;
- (4) Hotel/motel;
- (5) Car wash, subject to the special conditions of [section 37-60.1\(1\)](#) of this Code;
- (6) Commercial entertainment facility, subject to the special conditions of [section 37-69.1\(3\)](#) of this Code;
- (7) Day care center, subject to the special conditions of [section 37-20.1\(5\)](#) of this Code;
- (8) Mini-storage, subject to the special conditions of [section 37-69.1\(1\)](#) of this Code;
- (9) Personal services;
- (10) Preschool, subject to the special conditions of [section 37-20.1\(6\)](#) of this Code;
- (11) Professional and business offices;
- (12) Public or governmental offices or semi-public uses which uses are similar to other uses permitted outright in this zone;
- (13) Residential uses legally established as of December 31, 2004;
- (14) Retail sales and services;
- (15) Service station, subject to the special conditions of [section 37-60.1\(2\)](#) of this Code;
- (16) Small animal hospital, clinic or kennel, subject to the special conditions of [section 37-69.1\(2\)](#) of this Code;

(17) Repealed by Ord. No. 4742.

(18) Repealed by Ord. No. 4742.

(19) Repealed by Ord. No. 4753.

(20) Recreational vehicle park, subject to the standards of [chapter 23](#) of this Code;

(21) Church.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 41, 10-25-99; Ord. No. 4322, § 4, 12-9-02; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4390, § 6, 2-14-05; Ord. No. 4398, § 14, 1-9-06; Ord. No. 4531, § 8, 7-13-09; Ord. No. 4742, § 2R, 8-19-19; Ord. No. 4753, § 9, 12-14-19)

- **Sec. 37-82. - Conditional uses permitted.**

In a C-6 zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of articles IV and IX:

(1) 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;

(2) 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;

(3) Other limited arterial commercial uses which are not permitted outright but which are consistent with the purpose of the C-6 Zone, and are not detrimental to any of the outright permitted uses or other existing conditional uses;

(4) Homeless shelter, subject to the standards of [section 37-125](#) of this Code;

(5) Bridge housing shelter, subject to the standards of [section 37-125](#) of this Code;

(6) Transitional housing village, subject to the provisions of [chapter 42](#) of this Code;

(7) Multifamily residential uses not on the ground floor of a building.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 42, 10-25-99; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4689, § 5, 4-24-17; Ord. No. 4753, § 10, 12-14-19; Ord. No. 4799, § 16, 3-8-21; Ord. No. 4838, § 3, 12-13-21; [Ord. No. 4841](#), § 14, 11-14-22; [Ord. No. 4936](#), § 8, 1-27-25)

- **Sec. 37-83. - Development standards.**

In a C-6 zone, the following development standards shall apply and be in force:

(1) *Maximum height for buildings.* None except forty-five (45) feet when a building on a lot abuts a residential zone.

(2) *Maximum lot coverage.* None.

(3) *Minimum lot size.* None.

(4) *Minimum front yard.* When fronting on an urban arterial street as defined by the general street plan of the city, the minimum front yard shall be a minimum of forty (40) feet if the adjoining right-of-way is less than eighty (80) feet wide and a minimum of twenty (20) feet if the adjoining right-of-way is eighty (80) or more feet wide. When fronting on other streets shall be a minimum of twenty (20) feet measured from the front of the property line or forty-five (45) feet from the center line of the street, whichever is greater.

(5) *Minimum side yard.* None except fifteen (15) feet when a property abuts a residential zone.

(6) *Minimum rear yard.* None except fifteen (15) feet when a property abuts a residential zone.

(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.

(9) *Minimum screening.* Side or rear yards abutting residential zones shall be screened by means of a sight-obscuring fence or approved landscaping materials. Such screening shall be installed prior to the issuance of a certificate of occupancy.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4531, § 9, 7-13-09; [Ord. No. 4920](#), § 6, 8-26-24)

[Sec. 37-79. - Development standards.](#)

Comprehensive Plan:

CURRENT LAND USES

Residential

Residential areas are found throughout Lewiston with varying neighborhood characteristics. Downtown has largely mixed-use housing on the upper floors of buildings that have primarily retail and office ground floor uses. Normal Hill contains many historic single-family homes, some of which have been converted to multifamily housing. It also includes some smaller-scale multi-family throughout the neighborhood. Other areas such as the Country Club and the Elks are more homogeneous and predominantly single-family homes. East Lewiston, south of East Main Street, contains predominantly single-family residential areas including Sunset park with its mid-century style homes. North Lewiston also has pockets of residential development that are integrated throughout the otherwise industrial and commercial uses found on the north side of East main Street and the north side of the Clearwater River.

Larger-scale multi-family complexes are not concentrated but are scattered. Most of them are located in an area lying generally north of Stewart Avenue, west of 17th Street and east of 8th Street. North Lewiston contains pockets of single family and mobile home and recreational vehicle parks interspersed around industrial development. The Orchards was not developed to City standards prior to its annexation into the City in 1969. The original 5-acre parcels have been resubdivided, including the creation of many infill flag lots, and developed independently over time and have resulted in a mixture of lot sizes and housing types, including the majority of the city's mobile home parks. There is more potential for residential infill development here than anywhere else in the city; however, the narrow substandard streets currently limit efficient densities. While single-family housing is predominant, duplexes, townhomes, mobile home parks, and some multifamily can be found in the Orchards. Most of Lewiston's new housing growth is happening in the eastern end of the Orchards, which is primarily single-family housing. Some of this new development is in PUD's with smaller lots and higher densities than seen in already developed areas of the Orchards.

With the exception of some areas such as Downtown and Normal Hill, residential uses are generally quite separated from other uses and makes going to and from

destinations such as stores, schools, and employment a longer distance trip than if those additional uses were more integrated. Large areas of exclusively residential use are more auto dependent than areas where uses are in closer proximity.

Neighborhood Residential

Description

Neighborhood Residential is a relatively low intensity primarily residential place type that includes a variety of housing types including single-family detached, duplexes, cluster housing, and accessory dwelling units (ADU's). Buildings should respect the scale and character of the existing built environment regarding size, mass, and design.

Examples

Single-family homes, duplexes, small-scale apartments

Suggested Residential Density Range

1-8 DU/acre, 8-12 DU/acre can be considered with the following essential considerations:

Intensity: Provides transition in intensity from adjacent uses/zones.

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: Provides an appropriate transition in building use, type, and scale from surrounding uses.

Community Residential

Community Residential is a mid-to high-intensity residential use designation. This provides a wide array of housing options. This designation should be located on or near major roadways to ensure high levels of access and provide a transition of intensity from low-intensity residential areas to more intense commercial areas. Ranging from small lot single-family, townhouse, and multifamily. May include very limited commercial uses (mixed-use, neighborhood corner store, child care facilities, business offices that don't have primarily on-site customer service, institutional uses, etc.)

Examples

Small lot single-family, townhomes, and multifamily. May include very limited commercial uses (mixed-use, neighborhood corner store, business offices that don't have primarily on-site customer service, institutional uses, etc.)

Suggested Residential Density Range

8-18 DU/acre, 18+ DU/acre can be considered with the following essential considerations.

Intensity: Provides transition in intensity from adjacent uses/zones.

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: Provides an appropriate transition in building scale from surrounding uses.

LU.1.1 Optimize zoning alignments. Align incompatible zoning and land uses and development regulation with the Future Land Use Map to establish consistent and compatible growth patterns.

LU.1.1.1 Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use categories.

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

LU.1.3.2 Evaluate the zoning code to enable compatible uses in more locations to minimize the distance between residents and needed services.

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 proposed rezone stems from the Envision Lewiston 2044 Comprehensive Plan that was adopted by City Council in July 2024. As part of this plan, an action plan was developed and a work committee comprised of City Council members, Planning & Zoning Commission members and city staff was formed to complete the goals and objectives outlined in the action plan.

The land use goals and objectives that the committee concentrated on were;

LU.1.1 Optimize zoning alignments. Align incompatible zoning and land uses and development regulation with the Future Land Use Map to establish consistent and compatible growth patterns.

LU.1.1.1 Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use categories.

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

City staff evaluated residential areas around the 21st Street commercial corridor and presented options to the work committee (see attached minutes from the October 1, 2024 and October 22, 2024 Comprehensive Plan Work Plan Committee meetings) for potential rezoning to Medium Density, R3, Residential and Higher Density, R4, Residential. Staff evaluated the dimensions and square footage of lots in these areas (see attached maps) and found that a majority of the lots did not meet the dimensional standards or total lot square footage of the Low Density, R2, Zone that they reside in. Staff found that a rezone to the Medium Density, R3, Residential Zone would bring more of these lots into conformance with the R3 zone having a minimum lot width of 50 feet, a minimum lot depth of 80 feet and a minimum lot size of 6,000 square feet. Staff worked with the work committee to also identify properties immediately adjacent to the Regional Commercial, C6, Zone along 21st Street that would be appropriate to rezone to Higher Density, R4, Residential to create a buffer zone between the

existing commercial corridor and the residential neighborhoods to the east and west.

Staff brought the proposed rezone to the Planning and Zoning Commission for initiation at the December 11, 2024 Planning and Zoning Commission meeting (see attached meeting minutes). Staff then identified 704 properties that would be affected by the upzone proposal and determined the size of each property. Staff worked with the City Surveyor on collecting legal descriptions of all of the properties in the proposed rezone area. The Planning and Zoning Commission then reviewed maps at the January 28, 2026 meeting, directing staff to send out a letter to affected property owners notifying them of the proposed changes. Staff mailed letters and maps to the 704 affected property owners in March 2026.

While some responses to the letters brought up concerns regarding increased density in the areas identified for rezone, staff has found that a majority of the properties would only qualify for a duplex or an accessory dwelling unit (accessory dwelling units are currently allowed on any residential property that is at least 5,000 square feet and only contains a single family dwelling) and very few of the identified properties would be able to qualify for a triplex or more dwelling units based on their square footage. Therefore, traffic is not anticipated to significantly increase as a result of these rezoning.

As part of the proposed rezone, staff also identified parcels adjacent to the Regional Commercial, C6, zone that were split zoned, meaning half the parcels were C6 and the other half were R2. Staff presented these parcels to the Comprehensive Plan Work Plan Committee and suggested that adding them to the rezone proposal would be a good opportunity to also fix this nonconformity. The split zoned parcels are partially due to the vacation of 24th Street south of 14th Avenue. 24th Street had previously served as the division between the commercial zone and the residential zone in this area. Staff also identified a pocket of R2 zoned property in between the C6 zone and a section of C4 zoned property east of 24th Street and south of 16th Avenue that also created some nonconformities. Staff is suggesting rezoning of these four parcels to “clean up” these nonconformities.

Relevant Criteria and Standards:

See attached reasoned statement worksheet.

Prepared By:

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

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

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

I. APPLICATION NUMBER:

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:
Rezone subject property from [current zone] to [proposed zone]

VII. DECISION:
The Lewiston Planning and Zoning Commission recommends [APPROVAL/DENIAL]
of **XXX** to the Lewiston City Council.

VIII. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

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/is not)** in general conformance with the Lewiston Comprehensive Plan. Applicable commentary:
2. The subject property **(is/is not)** at least as well suited or is better suited for the proposed zoning district than the existing zoning district. Applicable commentary:
3. The proposed rezone **(does/does not)** present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity. Applicable commentary:
4. The effects of the proposed rezone **(are/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:
5. The size, type, intensity, and density of development expected to occur on the subject property as a result of this rezoning **(is/is not)** suitable for the area and **(will/will not)** unduly burden the neighborhood, public infrastructure, or environmental resources. Applicable commentary:
6. The proposed rezone **(is/is not)** in conformance with Idaho Code 67-6537, Use of Surface and Ground Water. Applicable commentary:

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

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

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

By:

Signature of Planning and Zoning Commission Chair or Vice Chair or Acting Chair

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR ZNCxx-xxxxxx

Page 2 of 3

Printed: _____

Date of Signature: _____

ATTEST: _____
Tanya Brocke, Community Development Specialist



October 1, 2024

The Lewiston Comprehensive Plan Work Plan Development Committee met in the Bell Building First Floor Conference Room at 215 "D" Street. City Planner, Chair Jacoboni called the meeting to order at 12:05 p.m.

I. CALL TO ORDER

COMMITTEE MEMBERS PRESENT: Mayor Dan Johnson, Kathy Schroeder (City Council), Gabe Jacoboni (Planning & Zoning Commission), Maureen Anderson (Planning & Zoning Commission).

COMMITTEE MEMBERS EXCUSED: Emily Wolf (Planning & Zoning Commission),

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Katie Hollingshead, Assistant Planner; Shannon Grow, Community Development Director;

II. REVIEW OF AND DISCUSSION ABOUT ENVISION LEWISTON 2024 PUBLIC ENGAGEMENT SUMMARY HIGHLIGHTS; CHAPTER 11, IMPLEMENTATION; AND APPENDIX A, ACTION PLAN

Planner Plaskon reviewed the discussion from the September 17 meeting and the committee's desire to work on land use first.

III. DISCUSSION ABOUT AND REVIEWING OF FUTURE LAND USE MAP AND CURRENT ZONING MAP

Assistant Planner Hollingshead reviewed the two maps and provided the committee with a spreadsheet of the zoning designations and uses allowed by right and allowed by conditional use permit. Hollingshead also provided a spreadsheet with the purpose of each zone and the description of the land uses identified on the Future Land Use Map.

The committee discussed evaluating residential properties along 21st Street and Thain for a potential rezone from R2A, Low Density Residential to R4, High Density Residential to create a buffer zone between the commercial zones and the low density residential zones. The committee also discussed evaluating the uses allowed in the R4, High Density Residential Zone and if any of the uses identified in the Future Land Use Map designation of Neighborhood Commercial might be appropriate in the R4 zone.

The committee directed staff to provide the committee with the R4 zoning information and the Neighborhood Commercial Future Land Use Designation to compare and the committee will review residential properties at the next meeting that might be appropriate for a upzone to R4, High Density Residential.

IV. ADJOURNMENT

There being no further business, Chair Iacoboni adjourned the meeting at 12:47 p.m.

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 City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at 208-746-3671, ext. 6203.



October 22, 2024

The Lewiston Comprehensive Plan Work Plan Development Committee met in the Bell Building Second Floor Conference Room at 215 "D" Street. Chair Iacoboni called the meeting to order at 12:01 p.m.

I. CALL TO ORDER

COMMITTEE MEMBERS PRESENT: Mayor Dan Johnson, Kathy Schroeder (City Council), Gabe Iacoboni (Planning & Zoning Commission), Maureen Anderson (Planning & Zoning Commission), Emily Wolf (Planning & Zoning Commission),

COMMITTEE MEMBERS EXCUSED: None

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Katie Hollingshead, Assistant Planner; Shannon Grow, Community Development Director;

II. DISCUSSION ABOUT POTENTIAL ZONING CODE AND ZONING MAP AMENDMENTS TO INCREASE ALLOWABLE USES IN CERTAIN ZONES

Planner Plaskon reviewed the proposed changes to the R4, Higher Density residential zone based on the conversations from the two previous meetings as well as some minor edits in other sections of the zoning code. The Committee suggested some additions they would like added and some other amendments.

Planner Plaskon then reviewed several zoning maps with proposed zone changes to create buffer zones of higher density residential between commercial zones along the 21st Street and Thain corridor and the lower density residential zones. The Committee suggested some additional areas that they felt would benefit from being included in the rezone proposals.

III. DISCUSSION ABOUT POTENTIAL UPZONING IN THE AREA AROUND SUNSET PARK

Staff Hollingshead reviewed the proposed changes to the R3, Medium Density residential zone regarding lot dimensions and overall lot size to better conform to the built environment. Staff Hollingshead reviewed the maps showing the area, specifically around Sunset Park that would be part of the upzone to R3 and how those existing lots would become conforming with the proposed changes.

IV. NEXT STEP(S)

Planner Plaskon reviewed what will happen next. Staff will work on some drafts of the discussed code and map amendments and will schedule a work session with the Planning and Zoning Commission to initiate the code amendments. Once the initiation has happened, public outreach to property owners will start and then public hearings will be

scheduled.

V. ADJOURNMENT

There being no further business, Chair Iacoboni adjourned the meeting at 12:51 p.m.

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 City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at 208-746-3671, ext. 6203.

VII. INITIATION OF ZONING DISTRICT BOUNDARY CHANGE (ZONING MAP AMENDMENT/REZONE), ZNC24-5: REZONE PROPERTIES ALONG 21ST STREET AND THAIN ROAD CORRIDORS AND IN AND NEAR THE SUNSET NEIGHBORHOOD FROM R2 TO R2A TO R3 AND R4 (ACTION ITEM)

Staff Hollingshead verbally reviewed maps and discussed reasoning behind proposal.

After discussion, Commissioners Wolf and Anderson moved and seconded, respectively, to initiate Zoning Code amendments recommend by the Comprehensive Plan Work Plan Development Committee to rezone R2 and R2A properties to R3 and R4 along the 21st Street and Thain Road corridors and in and near the Sunset neighborhood. The motion carried 6-0.

VIII. STAFF-COMMISSION COMMUNICATIONS

A. Query of Commissioners for the January 8, 2025 meeting

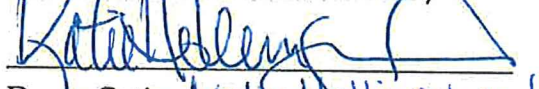
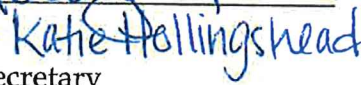
Staff Hollingshead reminded the Commission that the December 25th meeting is cancelled and that at the January meeting the Commission will be election Chair and Vice-Chair

Staff Tengono encouraged the Commissioners to apply for the open City Council seat.

IX. ADJOURN

There being no further business, Commissioners Kelly and Branson moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission meeting adjourned at approximately 7:00 p.m.

RESPECTFULLY SUBMITTED,


Dawn Ortiz, 
Recording Secretary

 
Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 8th day of January, 2024. 15

stories tall, so removing buildable area for an outdoor recreation area can exponentially reduce the amount of units. Lastly, There's a lot of regulations the City makes because they think it would be nice...But I don't think that's a good way to determine regulations. Regulations should be used sparingly, and should either increase the safety or better the livelihood of those in Lewiston, however I think this will make Lewiston worse, as it will worsen the huge problem we already have of housing shortage and high housing costs. Thank you for your time."

Staff Plaskon commented that the outdoor recreation area is already required in Manufactured Home parks, RV Parks and Tiny House Villages.

Dan Yonge, Lewiston Idaho stated the 5% recreation area will cause rent to increase and reduce the availability of affordable housing.

There being no further public comment Vice-Chair Iacoboni closed the public hearing.

After discussion, Commissioners Anderson and Kelly moved and seconded, respectively, to recommend approval of ZA-03-24 to City Council. The motion carried 6-0.

V. ZONING CODE AMENDMENT, ZA-04-24: SMALL LOT DEVELOPMENT STANDARDS AMENDMENTS. (ACTION ITEM):

Staff Plaskon and Hollingshead verbally reviewed the code amendments.

The Commission discussed, directed staff to make minor adjustments and directed staff to schedule a public hearing.

VI. INITIATION OF ZONING CODE ADMENDMENT ZA-05-2024: OFF STREET PARKING REQUIREMENTS (ACTION ITEM)

Staff Plaskon verbally reviewed code amendment changes.

After discussion, Commissioner Wolf and Vice-Chair Iacoboni moved and seconded, respectively, to initiate Zoning Code amendments recommend by the Comprehensive Plan Work Plan Development Committee to implement a reduction in the minimum required off-street parking spaces required and to establish a maximum number of off-street parking spaces allowed for all land uses. The motion carried 6-0.

Memo



To: Planning and Zoning Commission
From: Katie Hollingshead, Assistant Planner
Date: December 3, 2024
Re: ZNC24-5

The City Council adopted Envision Lewiston 2044 Comprehensive Plan in July 2024. As part of the plan, an Action Plan was developed. In September 2024, a work plan committee was formed with 2 City Councilors, 3 Planning & Zoning Commissioners and City Staff. Since that time, a third City Council member has joined the committee. The work plan committee has met 5 times as of the writing of this memo and has directed some of its efforts to concentrate on Housing and Land Use. Specifically, the committee is interested in the following goals, objectives and actions from the Action Plan.

LU 1.1 Optimize zoning alignments. Align incompatible zoning and land uses and development regulations with the Future Land Use Map to establish consistent and compatible growth patterns.

LU 1.1.1 Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use category designations.

LU 2 Provide housing choices throughout Lewiston

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

H 2.1.1 Conduct a review of the Land Use Code and implement modifications to facilitate diverse, scale-appropriate housing options across Lewiston. H 2.2 Reduce barriers to missing middle housing typologies. Study and reduce or eliminate barriers to allow for traditional housing typologies that are not currently being built.

One of the actions the committee has been exploring is the upzone of low density residential properties that are adjacent to the 21st Street and Thain Road commercial corridor from low density residential to medium and high density residential. This change creates a buffer zone from commercial uses to the low density residential uses in order to create a transitional zoning and land use environment, and increases the ability of those properties adjacent to commercial uses to add residential units. This change will also increase the amount of property in the city that is zoned high density or medium density residential, which are zoning types that allow multifamily (more than 3 dwelling units) by right.

Memo



In addition, staff has received several calls regarding properties in the Sunset Park area regarding use of property and has found that a majority of properties in that area do not meet the dimensional or square foot standards of the R2 zone. Staff brought these concerns to the committee and properties in this area are also included in this upzone proposal. The committee agreed that it would be appropriate to be proactive about the matter and to pursue resolution of the matter via upzoning the area from R2 to R3. This effort would be similar to the upzone the city initiated and completed for properties zoned F2 in the East Orchards in 2021, the results of which have been favorable.

Staff has identified approximately 850 properties in the two areas discussed above that would be affected by these upzones. If the Commission chooses to initiate these upzone efforts, a mailing campaign would begin to notify the property owners and allow them time to provide input and opt out of the upzone if they so choose. Following the mailing campaign and related input and opt-out results, a public hearing would be scheduled for the Commission and then the Commission's recommendation would be forwarded to the City Council for their consideration for adoption or approval.

Memo



To: Planning and Zoning Commission
From: Katie Hollingshead, Assistant Planner
Date: January 21, 2026
Re: ZNC24-5

The Planning and Zoning Commission initiated an upzone action in December of 2024 to upzone low density residential properties (currently R2) to higher density residential, R4, and medium density residential, R3. Staff has been creating maps and collecting legal descriptions for all the properties in these areas. In creating these maps, Staff has also identified several areas of mixed zone parcels or parcels that contain residential uses but that are identified in the Comprehensive Plan Future Land Use Map as having a future land use of commercial. Staff is now ready for the Commission to review these maps and provide input prior to the mailing campaign and public outreach begins.

Staff has broken this project into four areas;

- (1) East side of 21st Street, between East Main and Nez Perce Drive
- (2) West side of 21st Street, between 19th Ave and 11th Ave
- (3) East side of Thain, between Stewart Avenue and Ripon Avenue
- (4) West side of Thain, between Warner Avenue and Ripon Avenue

Staff will be presenting areas 1 and 2 at the January 28, 2026 meeting so that the Commission can discuss and provide feedback.



Dear Property Owner,

The City of Lewiston adopted a new Comprehensive Plan in July 2024. As part of that plan, an action plan was developed. A work plan committee, comprised of City Council members, Planning and Zoning Commission members and city staff, was formed to identify projects that could be done to meet the goals of the action plan.

One goal identified in the action plan was to Optimize Zoning Alignments and to Create Compatible Zoning boundaries. The work plan committee identified Low Density Residential, R2, Zone areas adjacent to the 21st Street commercial corridor that may be better suited to a Medium Density Residential, R3, Zone or a Higher Density Residential, R4, Zone. Both the size of residential lots in these areas and their proximity to the commercial corridor make them better suited to the medium and higher density residential zones. This would mean rezoning your property.

For residential properties, this changes little for you. Your property stays residential and it does not impact your current use of your property. An example of the impact of the change would be that if you choose to sell your property it would make it easier to sell it to a buyer using financing. It also provides the potential for additional development and use of your property, should you or a future owner want to do that. A map is included showing the blocks that would move to the Medium Density Residential, R3, Zone and to the Higher Density Residential, R4, Zone.

This matter will be considered at a public hearing by the Planning and Zoning Commission in the coming months, at which time you will have the opportunity to provide your input, either in favor or opposition to the rezoning. This letter is notification of this consideration and solicitation of your input and opportunity to be included in the rezoning or to opt out.

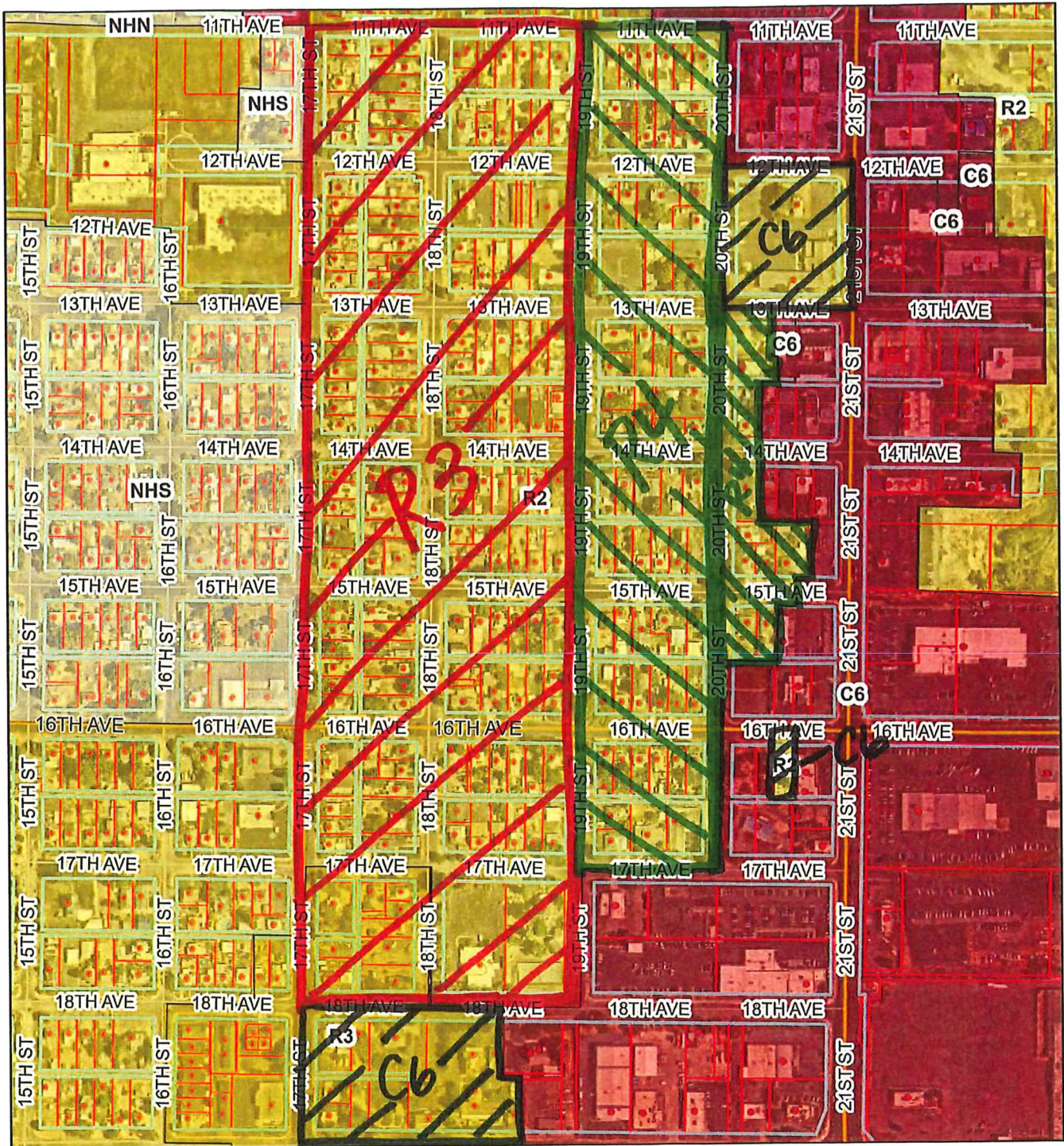
Please email me at khollingshead@cityoflewiston.org or mail me at City of Lewiston, Community Development Department attn Katie Hollingshead PO Box 617, with your thoughts about this matter in order for me to forward them to the Planning and Zoning Commission for consideration prior to advancing this idea further. You will also receive notice two weeks prior to the public hearing at which this will be considered by the Planning and Zoning Commission, at which you may appear in person and provide your input or by letter or email in advance of the public hearing.

Thank you,

Katie Hollingshead
Assistant Planner

(2) Map 4 West (all)

City of Lewiston



2/3/2026, 3:21:20 PM

1:4,649

Primary Street Reference

URBAN MINOR ARTERIAL

City Limit

cd_Zoning

R2 - LOW DENSITY RESIDENTIAL

R3 - MEDIUM DENSITY RESIDENTIAL

C1 - LOCAL COMMERCIAL

C6 - REGIONAL COMMERCIAL

NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE B

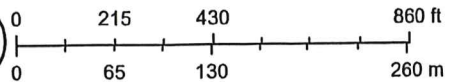
NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE

ROW

Street

Address

adSites

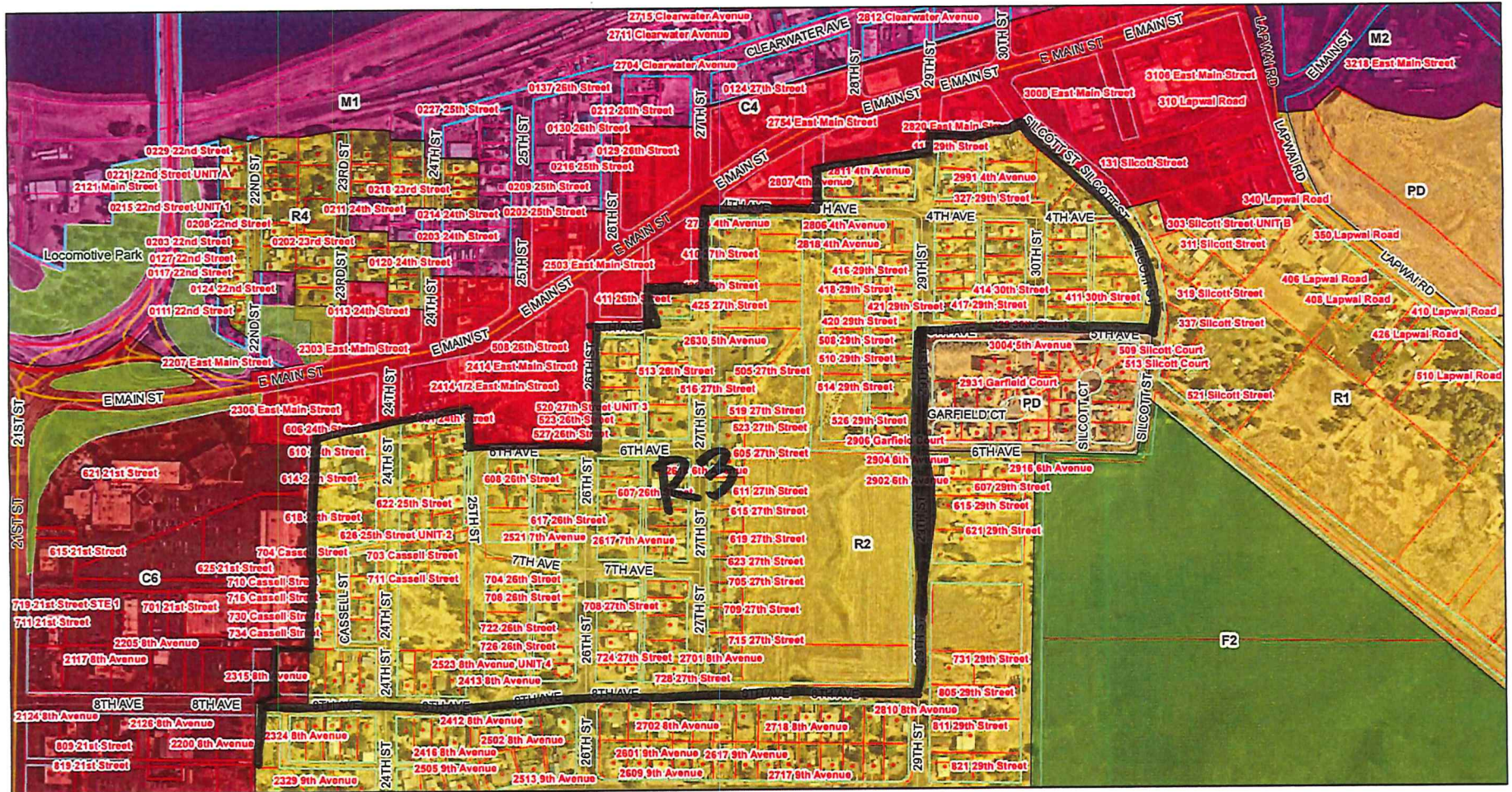


Vantor

R2 to R3 *Winner*

City of Lewiston

(1) Map 1 East



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Primary Street Reference

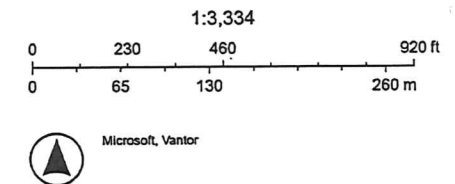
- URBAN PRINCIPAL ARTERIAL
- URBAN MINOR ARTERIAL
- City Limit
- City Parks

cd_Zoning

- PD - PLANNED UNIT DEVELOPMENT
- F2 - AGRICULTURAL TRANSITION
- R1 - SUBURBAN RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL

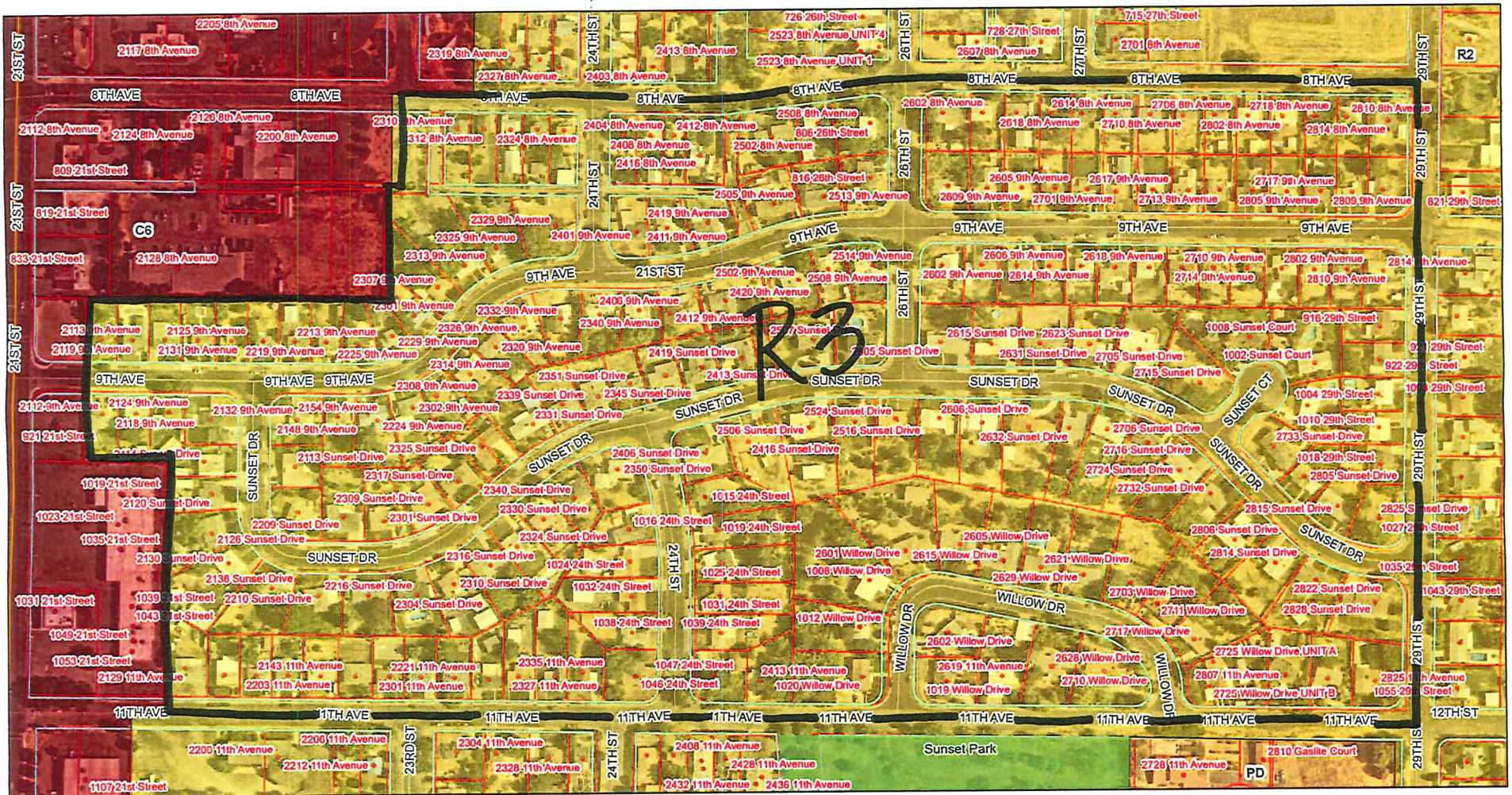
- R4 - HIGHER DENSITY RESIDENTIAL
- C4 - GENERAL COMMERCIAL
- C6 - REGIONAL COMMERCIAL
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL

- ROW
- Street
- Address
- adSites



Map 2 East

City of Lewiston



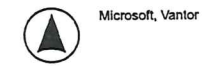
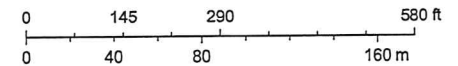
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Primary Street Reference
 URBAN PRINCIPAL ARTERIAL
 URBAN MINOR ARTERIAL
 URBAN COLLECTOR
 RURAL MAJOR COLLECTOR
 <all other values>
 City Limit
 Area City Impact
 City Parks
 od_Zoning
 AIA - TRAFFIC PATTERN OVERLAY ZONE

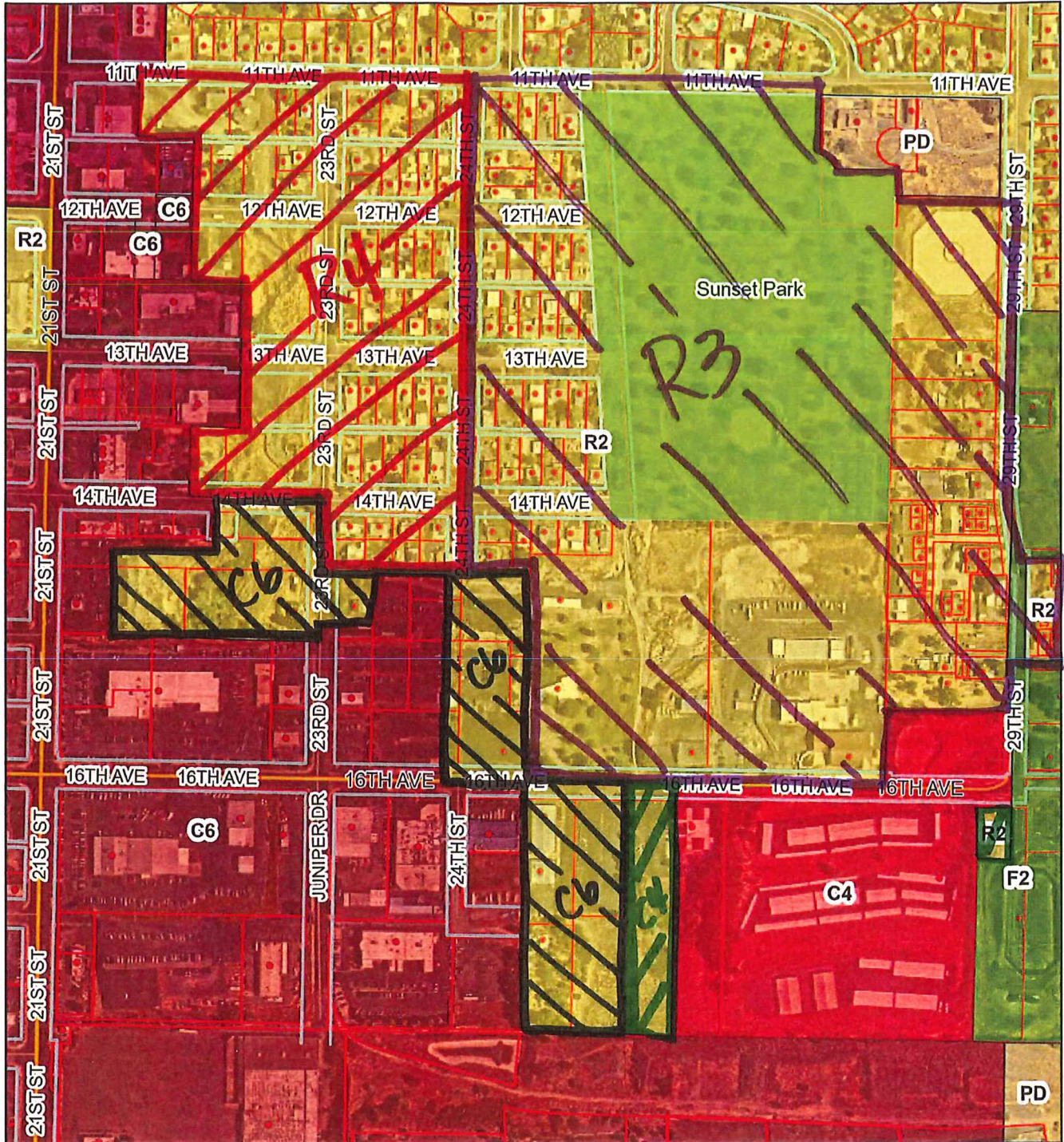
AIA - AIRPORT LATERAL SAFETY OVERLAY ZONE
 AIA - AIRPORT INNER CRITICAL OVERLAY ZONE
 AIA - RUNWAY PROTECTION OVERLAY ZONE
 AIA - AIRPORT OUTER CRITICAL OVERLAY ZONE
 AIA - AIRPORT INNER CRITICAL
 AIA - AIRPORT OUTER CRITICAL
 AIA - AIRPORT LATERAL SAFETY
 AIA - AIRPORT TRAFFIC PATTERN
 PD - PLANNED UNIT DEVELOPMENT
 F2 - AGRICULTURAL TRANSITION
 R1 - SUBURBAN RESIDENTIAL
 R2 - LOW DENSITY RESIDENTIAL
 R2A - LOW DENSITY RESIDENTIAL (LIVESTOCK)
 R3 - MEDIUM DENSITY RESIDENTIAL
 R4 - HIGHER DENSITY RESIDENTIAL
 C1 - LOCAL COMMERCIAL
 C2 - TOURIST COMMERCIAL
 C3 - COMMUNITY COMMERCIAL
 C4 - GENERAL COMMERCIAL
 C5 - CENTRAL COMMERCIAL
 C6 - REGIONAL COMMERCIAL
 M1 - LIGHT INDUSTRIAL
 M2 - HEAVY INDUSTRIAL
 A - AIRPORT
 P - PORT
 BASPAA - BRYDEN AVE SPECIAL PLANNING AREA A
 BASPAB - BRYDEN AVE SPECIAL PLANNING AREA B
 FIB - FORM & IMPACT BASED
 MXD-NL - N LEWISTON MIXED USE DEVELOPMENT
 NHN - ZONE NHNZ = NORMAL HILL NORTH ZONE A

NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE B
 NHMU - ZONE NHMU = NORMAL HILL MIXED USE
 NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE
 OZ - OVERLAY ZONE
 null
 Other
 ROW
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 ed Sites

1:2,146



City of Lewiston Map 3 East AH 2



2/3/2026, 3:41:20 PM

Primary Street Reference

URBAN MINOR ARTERIAL

City Limit

City Parks

cd_Zoning

PD - PLANNED UNIT DEVELOPMENT

F2 - AGRICULTURAL TRANSITION

R2 - LOW DENSITY RESIDENTIAL

C4 - GENERAL COMMERCIAL

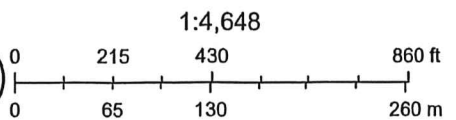
C6 - REGIONAL COMMERCIAL

ROW

Street

Address

adSites



Vantor