



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
June 10, 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 27, 2026 MEETING MINUTES (ACTION ITEM)

B. CONSIDERING THE APPROVAL OF 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):

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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 ()

C. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONING CODE AMENDMENT ZA-03-26 (ACTION ITEM):

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The Planning and Zoning Commission will consider Zoning Code amendments to amend the definitions of “dwelling, multifamily”, “dwelling, two-family”, and “class A manufactured home” to include and allow multidwelling unit manufactured homes to comply with 2026

Idaho Legislative Session House Bill 800. The Commission will make a recommendation to City Council to approve or deny this matter.

- Action Item ()

D. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONE CODE AMENDMENT ZA-04-26 (ACTION ITEM):

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The Planning and Zoning Commission will consider Zoning Code amendments to the provisions relating to accessory apartments relative to size, parking, and setbacks to comply with 2026 Idaho Legislative Session Senate Bill 1354. The Commission will make a recommendation to City Council to approve or deny this matter.

- Action Item ()

E. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR FAIRVIEW TERRACE PLANNED UNIT DEVELOPMENT AMENDMENT BY MILLENNIUM TRUST, LLC (ACTION ITEM)::

The applicant requests amendment to the Fairview Terrace PUD to change the zoning designation for the 2.65 acre parcel, Darby Village Subdivision Block 2, also known as RPL 04050020000, from single family residential (similar to Low Density Residential, R2, Zone) to Higher Density Residential, R4, Zone to allow for the development of a higher density residential community consisting of three (3) residential buildings with 48 dwelling units.

- Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A.

SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF JUNE 24, 2026 (REASONED STATEMENT AND USE ZONES WORK SESSION)

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.