

June 10, 2026

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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 5:32 p.m.

**I. CALL TO ORDER**

*COMMISSIONERS PRESENT:* Gabriel Iacoboni, Chair; Shaunita Cable; Cynthia Ball; Maureen Anderson; Kyle Harris arriving at 5:39;

*COMMISSIONERS EXCUSED:* Zach Battles; Emily Wolf, Vice Chair;

*STAFF MEMBERS PRESENT:* Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Joel Plaskon, City Planner; Jennifer Tengono, City Attorney; Pat Severance, Development Review Supervisor; Julian Sorrell, Fire Marshal

**II. CITIZENS' COMMENTS**

None

**III. ACTIVE AGENDA**

**A. APPROVAL OF MAY 27, 2026 MEETING MINUTES (ACTION ITEM)**

Commissioners Ball and Anderson moved and seconded, respectively, approval of the May 27, 2026 with corrections. The motion carried 4-0 (Commissioner Harris arrived after the vote).

**B. APPROVAL OF THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21<sup>ST</sup> STREET CORRIDOR(ACTION ITEM):**

Commissioner Cable and Chair Iacoboni moved and seconded, respectively, to approve the Reasoned Statement for ZNC24-5 as written. The motion carried 4-0 (Commissioner Harris arrived after the vote).

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

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

Staff Plaskon provided a verbal summary of the zoning code amendment and was available for questions.

There being no questions for the staff or public testimony, Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioners Anderson and Cable moved and seconded, respectively, to recommend approval of ZA-03-26 to the City Council. The motion passed 5-0.

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

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

Staff Plaskon provided a verbal summary of the zoning code amendment and was available for questions.

Commissioner Ball asked what the motivation was behind the code change.

Staff Plaskon and Commissioner Harris confirmed that it was to add more housing and a more uniform code.

There being no further questions for the staff and no public testimony, Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-04-26 to the City Council. The motion passed 5-0.

**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):**

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 for the Fairview Terrace Planned Unit Development Amendment, along with maps and photos, so the commission could become geographically familiar with the area.

Commissioners asked clarifying questions for items mentioned during the verbal summary of the staff report.

Commissioner Ball asked if staff had the reason for the previous denials on the PUD amendments.

Staff Hollingshead stated she read concerns about density and traffic.

Commissioner Ball asked for more information on CCNRs developed and how they could exclude this parcel.

Staff Tengono stated that the PUD was developed for mixed uses. As the subdivisions were created, the CCNRs were developed at that time, which only pertained to that section of the PUD.

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

Applicant Jayden Mader from Genessee, Idaho, spoke on behalf of Millennium Trust, LLC, and read the document submitted with the application, see Appendix A.

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

Mike Thomason from Lewiston, Idaho, stated he is here to speak against the PUD request. Ask to consider the following: entering and exiting 17<sup>th</sup> street can be dangerous and will complicate traffic and make it less safe, what will happen to the existing utility services by adding 48 more units, there is nothing showing on the map for storm water and hopes that it will be required, there are no sidewalks, and how will pedestrians navigate this area safely, what about garbage retention, hopes blasting won't be allowed either.

Lyndee Kilfoyle from Lewiston, Idaho, stated they purchased their home with the current standards, and this proposal asks to have a burden placed on the neighborhood. The negative impacts, such as loss of privacy, environmental disruption, public safety on the roadways, and additional traffic on 17<sup>th</sup>, strongly oppose this submittal. See Appendix B for Lyndee's full comment.

Doug and Kim James from Lewiston, Idaho, oppose the PUD amendment due to it changing the neighborhood vision; the increased density does not coincide with the surrounding area. There have already been a large number of changes, such as Winco and the large apartment complex to the south, that have increased the traffic density. See Appendix B for Doug's full comment.

Christopher Stone from Lewiston, Idaho, opposes the PUD amendment due to the quality of life, and one of the reasons he bought his property was the panoramic

view of the neighborhoods; these tall structures will prevent that. Privacy will be encroached on by having neighbors looking down from their balconies to the homes that are only 25 feet away. The comprehensive plan calls for starter homes and affordable housing, but these apartments do not meet that. It also strains the public resources.

Jerry Kilfoyle from Lewiston, Idaho, stated that the proposed project will eliminate their view and also cause noise pollution due to the air units running consistently. There will be light pollution due to all the new units. The provided traffic statement does not take into consideration delivery trucks and any other additional traffic. See Appendix B for Jerry's full comment.

Steve Thomas from Lewiston, Idaho, opposes this PUD Amendment. The community does need housing, but not in the form of luxury apartments. Asks the commission to reject the proposal.

Pat Kelly from Lewiston, Idaho, stated they are okay for single-family development, but not multi-family. They oppose this PUD Amendment and have concerns for the traffic impact on the area, as it is not safe. How will emergency services access this property safely, and what about foot traffic, it is not currently safe.

Jeana Thomas from Lewiston, Idaho, and she opposes the PUD Amendment. The current traffic is not safe, and nothing has been done to improve the safety of this area. Adding additional traffic will make it even more unsafe. This proposed project does not fit into the existing neighborhood.

Stevi Willows from Lewiston, Idaho, stated that the traffic is already not safe, and pedestrian traffic is not safe either on 17<sup>th</sup> Street. Adding more density is going to affect their safety. She has concerns about the addition of families trying to go to the school, as it is already full. This amendment will be an undue burden on the neighborhood and asks the Commission to deny the request.

Michelle Phillips from Lewiston, Idaho, stated that she would lose her view, and she opposes the PUD amendment.

Corinna Williams from Lewiston, Idaho, stated the PUD Amendment does not go with the Comprehensive Plan. The Comprehensive Plan calls for more affordable housing, and this project does not meet that. The Comprehensive Plan also states that more density is allowed if it meets the aesthetics of the existing neighborhood; this project does not meet the aesthetics. The underground parking will cause a

need for blasting, and if the blasting goes wrong, it could cause structural damage to surrounding homes. She asks the Commission to deny this application.

Adam Willows from Lewiston, Idaho, opposes this PUD Amendment. The structure will block his view and cause increased traffic to an already existing unsafe area. Blasting will compromise the homes, and does not want to listen to jackhammering.

Staff Ortiz confirmed that the commission received the 15 public comments document. See Appendix C for the remaining 2 public comments.

There being no further public comment, Chair Iacoboni asked the applicant for their rebuttal.

Applicant Rick Keane from Millennium Trust, LLC, stated that there are concerns about the water issue. There is a possibility that there will be street improvements. There are other options instead of blasting, but they have experienced blasting within 15 feet of fiber optic lines, and there was no damage. The structure is considered a low-rise structure, not a skyscraper. There will be efficient heating and cooling systems that do not have compressors, so they will not cause noise. Construction can be done off-site and completed within months. These types of buildings will draw in residents such as high-end doctors or other high-end professionals. There is a water line that is east of the property, and they are going to try to connect to it so it will not disrupt the existing usages. There will be an eight-foot fence around the entire property and a security guard 24/7, so access to the property will not be accessible. The proposal does meet the density recommendations in the Comprehensive Plan. A traffic study has been completed, and the study indicated that the additional traffic can be absorbed into the existing traffic. Property values will not be affected, and the apartments will be valued higher than some of the surrounding properties. There is a need for professional housing. The decision should be based on zoning standards, not CCNRs. The proposal represents a logical completion of the original PUD plan.

Chair Iacoboni asked if the 17<sup>th</sup> Street upgrades are being paid for by the City of Lewiston or the applicant.

Applicant Keane stated that the City will be paying for the infrastructure. He is willing to assist.

Commissioner Anderson asked if Public Works could provide feedback.

Patrick Severance, Development Review Supervisor with the City of Lewiston, stated there is a concept for a starting point for frontage improvement on 17<sup>th</sup> Street, but there is no grant. Traffic generation was provided by Millennial Trust, and they are on the threshold of providing additional information. There is no funding for work on 17<sup>th</sup> St. There is a possibility that 17<sup>th</sup> could continue as four lanes. There is low water pressure in this area, and one of the ways to correct this is by adding another line to the system from the east. It wouldn't increase pressure, only fire flow.

Commissioner Anderson asked if adding 48 units would affect the system.

Mr. Severance stated this would be vetted through the design process.

Commissioner Harris asked if there were any concerns from the Fire Department.

Julian Sorrell, Fire Marshal, stated there are other options to meet fire demands if the line is not extended from the east, such as installing a fire pump. In regard to accessing the property, that would happen during the design phase. This project would have to be fire sprinklered. The approval provided to the Commission is okaying putting a residential application next to another residential application.

Jennifer Tengono, City Attorney, stated the raised issue about 17<sup>th</sup> St right of way being on the applicants property. This issue has been addressed at least twice before by the City, once on April 30<sup>th</sup> of 2012, and the other time on November 30<sup>th</sup>, 2022. In both times, the city has essentially rejected the assertions that the applicant has raised, and we don't see that this is an issue that it's being made out to be. The City does recognize that when it assumed ownership of that property in 1936, 17<sup>th</sup> Street was realigned, and when it was realigned at that time, the then-existing highway district constructed the portion of the roadway outside of the deeded public right-of-way and on property that it eventually acquired 60-plus years later. The city of Lewiston took over the stewardship of that section of 17<sup>th</sup> Street in December of 1969, when the Lewiston Orchards were annexed into the City of Lewiston, and the city has recognized the applicant's concerns, but ultimately, when he purchased the property, 17<sup>th</sup> Street existed as it was, and he assumed the property with all encroachments at that time.

Applicant Keane stated there are no intentions of putting in a fire pump and will be moving forward with the water line extension, and he disagrees with the City Attorney in regards to the 17<sup>th</sup> Street right-of-way.

There being no questions for the applicant, Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioner Ball and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the Reasoned Statement denying Fairview Terrace Planned Unit Development Amendment. The motion passed 5-0.

**IV. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners for the June 24, 2026, meeting.**

All commissioners in attendance should be in attendance for the June 24, 2026, meeting, besides Commissioners Cable and Harris.

**V. ADJOURN**

There being no further business, Commissioners Anderson and Harris moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 8:51 p.m.

RESPECTFULLY SUBMITTED,

 \_\_\_\_\_

Dawn Ortiz,  
Recording Secretary

 \_\_\_\_\_

Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this 21th day of June, 2026.



# APPENDIX A



## **INTRODUCTION**

Millennium Development Group, LLC respectfully submits this Planned Unit Development (PUD) Amendment request for approximately 2.65 acres located within the existing PUD originally approved by the City of Lewiston in or around the year 2000–2001.

This request seeks approval to amend the current R2 residential designation within the PUD to an R4 residential designation in order to allow the development of a higher-density residential community consisting of:

- Three (3) residential buildings
- Forty-eight (48) dwelling units
- Four-story buildings approximately 49 feet in height
- Subterranean parking facilities
- Associated landscaping, site improvements, utilities, and open space amenities

This proposal represents the final major segment of the original approximately 17-acre master-planned development area.

## **HISTORY OF THE PROPERTY AND ORIGINAL PUD**

It is important to note that this property was originally zoned R4 prior to the creation of the existing Planned Unit Development. In approximately 2000, Millennium Development Group, LLC initiated the PUD process in order to create a flexible long-term development plan for the larger 17-acre property. At that time, the future development potential and market conditions for various portions of the property were uncertain.

As part of the original PUD approval process, the company voluntarily modified portions of the original R4 zoning and established varying land use designations throughout the PUD, including residential, light commercial, and mixed-use areas. Certain portions of the property were down-designated to R2 residential classifications with the intent of preserving future flexibility while infrastructure and surrounding development patterns matured over time.

More than twenty-five years later, the community's housing needs, development patterns, and infrastructure capabilities have evolved substantially. The proposed amendment reflects the natural progression and completion of the original vision for the property while responding to current housing demand and comprehensive planning objectives within the City of Lewiston.

## **INFRASTRUCTURE IMPROVEMENTS AND PUBLIC BENEFITS**

Millennium Development Group, LLC has made substantial private investments into public infrastructure benefiting not only this development but also the greater surrounding area of Lewiston.

At the sole expense of the developer, significant utility infrastructure was constructed in an area where such services previously did not exist, including:

- Approximately 1,800 lineal feet of new water lines
- Approximately 1,800 lineal feet of new sewer lines
- Installation of sewer manholes and associated utility infrastructure
- Extension and expansion of critical public utility services into the upper portion of Lewiston

Additionally, the developer allowed for the installation and stubbing of a municipal water line connection into 17th Street, thereby enabling the City of Lewiston to connect to the newer water infrastructure located along Nez Perce Grade Road. This connection opportunity supports the City's long-term utility planning objectives and contributes to the interlooping and redundancy of the municipal water system as contemplated within utility planning studies previously prepared or commissioned by the City of Lewiston.

These infrastructure investments have significantly enhanced the serviceability, reliability, and future growth potential of the surrounding area and represent a meaningful public benefit created through private development efforts.

## **17TH STREET RIGHT-OF-WAY MATTER**

Millennium Development Group, LLC also wishes to acknowledge an existing issue involving a portion of 17th Street, which currently traverses the company's privately owned property. Historically, this roadway segment was constructed and has remained located on property owned by Millennium Development Group, LLC, without formal acquisition proceedings, eminent domain actions, or completed right-of-way dedication processes.

For approximately twenty-six years, the company has continued paying property taxes on the affected area while allowing uninterrupted public use of the roadway. The company desires to work cooperatively and amicably with the City of Lewiston to resolve and correct this longstanding matter in a mutually beneficial manner. Millennium Development Group, LLC remains committed to collaborating with City officials in good faith to address any right-of-way adjustments, easements, dedications, or other appropriate mechanisms necessary to formalize and resolve the situation while moving forward constructively with the proposed residential development.



## **CONCLUSION**

Millennium Development Group, LLC respectfully requests approval of this Planned Unit Development amendment to modify the existing R2 designation to R4 for the subject approximately 2.65-acre parcel.

This request is justified and supported by:

- The property's original R4 zoning history
- Substantial private infrastructure investments benefiting the City
- Consistency with the Lewiston Comprehensive Plan
- Existing and planned utility capacity
- The community need for additional multifamily housing opportunities
- The project's compatible density and site design

The proposed amendment represents a logical and appropriate continuation of the original PUD vision established more than two decades ago and will provide meaningful residential and economic benefits to the City of Lewiston.

Millennium Development Group, LLC appreciates the consideration of the Planning and Zoning Commission and the Lewiston City Council and looks forward to continuing to work collaboratively with City staff throughout the review and approval process.

## **TRAFFIC ANALYSIS AND CIRCULATION**

Millennium Development Group, LLC has also undertaken a preliminary traffic analysis addressing projected traffic generation, circulation patterns, and overall traffic impacts associated with the proposed development. The findings of this preliminary traffic review demonstrate that anticipated vehicle trips generated by the project can be adequately accommodated within the existing and planned roadway network serving the area. Considerations involving ingress, egress, internal circulation, and overall traffic flow have been evaluated and incorporated into the development planning process. The preliminary traffic report is included as a supporting exhibit to this application and is submitted herewith for review by City staff, the Planning and Zoning Commission, and the Lewiston City Council.

Respectfully submitted,

Millennium Development Group, LLC



## **CONSISTENCY WITH THE CITY OF LEWISTON COMPREHENSIVE PLAN**

The proposed PUD amendment is fully consistent with the City of Lewiston Comprehensive Plan and future land use designations applicable to the property. The subject property is identified within the City's future land use map as Community Residential, a designation intended to support townhomes, multifamily residential developments, and higher-density residential uses.

The Comprehensive Plan specifically contemplates residential densities of up to eighteen (18) dwelling units per acre within this designation. The proposed development density associated with this PUD amendment is approximately 17.5 dwelling units per acre, which falls within and complies with the Comprehensive Plan's stated density guidelines.

Accordingly, the requested amendment directly aligns with the City's adopted long-range planning policies by:

- Encouraging efficient land use patterns
- Supporting additional housing opportunities
- Promoting appropriately located multifamily development
- Utilizing existing infrastructure investments
- Enhancing residential housing availability within the community

## **PROJECT DESIGN AND DEVELOPMENT CHARACTER**

The proposed development has been thoughtfully designed to provide a high-quality residential environment that integrates modern construction standards, efficient site utilization, and enhanced neighborhood aesthetics.

Key project features include:

- Three architecturally compatible multifamily residential buildings
- Approximately 48 residential units
- Four-story structures with a maximum height of approximately 49 feet
- Subterranean parking to reduce surface parking impacts and improve aesthetics
- Professional landscaping and site improvements
- Internal circulation and utility infrastructure designed to City standards

The development will provide additional housing opportunities in a location already supported by substantial infrastructure capacity and roadway access.



Estimated full-build traffic for 48 condo units

Period	ITE rate used	Estimated trips
Weekday daily, Mon–Fri	4.54 trips/unit/day	~218 vehicle trips/day
Weekday AM peak hour	0.37 trips/unit	~18 trips/hour
Weekday PM peak hour	0.39 trips/unit	~19 trips/hour

Directional split at the single access point

Period	Entering	Exiting	Total
Average weekday daily	~109	~109	~218/day
AM peak hour	~4	~14	~18/hour
PM peak hour	~11	~7	~19/hour

So, at full occupancy, the development would likely add about 220 vehicle trip-ends per weekday to the road. A “trip-end” means one vehicle entering or leaving the site, so one resident leaving in the morning and returning later counts as two daily trip-ends.

For weekends, residential traffic often shifts later in the day and is usually similar or somewhat lower than weekdays. A reasonable planning-level range would be:

Day	Estimated daily trips
Saturday	180–230 trips/day
Sunday	160–210 trips/day

In conclusion this is a relatively modest trip generator. The biggest added load would likely be fewer than 20 vehicles in the busiest hour, all through one driveway. The three-lane street geometry matters for driveway sight distance, turning movements, and safety, but existing road counts and speeds would be needed to determine congestion or whether turn-lane/traffic study thresholds are triggered.

# APPENDIX B

Good evening. My name is Lyndee Kilfoyle, and I live at 1635 25th Avenue here in Lewiston.

Jerry, myself, and many of our neighbors purchased our homes based on a reasonable expectation about the long-term character and use of this area. Rezoning stable, established R-2 neighborhoods into substantially higher-density zones fundamentally upends the expectations we relied upon when choosing where to invest our hard-earned money, purchase our homes, and raise our families.

This proposal asks existing homeowners to accept a massive burden. I don't know anyone who would willingly want three huge, 49-foot-tall buildings constructed just 25 feet from their property line.

The negative impacts on our daily quality of life are crystal clear:

- **First, a total loss of privacy and aesthetic character.** Towering four-story buildings will permanently obliterate our neighborhood's visual appeal and invade the privacy of surrounding single-family lots.
- **Second, the environmental disruption.** Sudden, dense crowding will inherently bring intrusive light pollution and increased daily noise to a currently calm, peaceful space. That's not even mentioning the grueling months or years of construction disruption we will be forced to live through.

Public safety on our local streets deserves your absolute highest attention. Increasing density naturally multiplies vehicles, and more vehicles mean more traffic interactions. The introduction of a 48-unit development will cause a sharp influx of cars entering, and moving along 17th Street. This isn't just a matter of minor congestion; it creates valid, daily safety risks for our local pedestrians, neighbors, and children.

Ultimately, you are making life-altering decisions for existing property owners who are the backbone of this community. This proposal forces us to take on increased traffic, increased noise, increased light pollution, and increased safety hazards, while leaving us with decreased privacy and a permanently damaged sense of community.

I strongly oppose this rezoning proposal. I urge you to do what is best for the current residents who live here, pay taxes here, and love this town: please reject this proposal, keep the R-2 designation, and preserve a neighborhood of single-family homes with yards and room to breathe.

Thank you for your time and consideration.

Public Comment - Rezoning R2 to R4 (Darby Village Area)

1621 25th Ave  
Darby Village Sub  
Block 1 of 2

My name is Doug James

Good evening,

I am speaking regarding the proposed rezoning from R2 to R4 for Blocks ~~1 and~~ 2 within the Darby Village subdivision.

My concerns are based on compatibility, continuity, and consistency with the original intent of the subdivision.

First, compatibility with the existing subdivision is a concern. The surrounding area is primarily single-family homes that were developed under the expectation of R2 low-density zoning. Increasing density to R4 would significantly change the character of the neighborhood and introduce a scale of development that is not consistent with what currently exists.

Second, continuity of the original subdivision intent is important. The subdivision was planned and built as a low-density residential area. Introducing higher-density multifamily housing at this stage does not continue that original vision and would represent a major shift in how the neighborhood functions.

Third, consistency with height and density standards is also a concern. The proposed 50-foot building height and increased unit density are not in keeping with the surrounding residential structures and would create a visual and structural mismatch within the area.

per diagram Canyon View by KLEW 144 units

Additionally, since 2008 when we moved here, the surrounding area has already experienced significant change. A WinCo was built nearby, and a large multi-building apartment complex was constructed in the opposite direction. These developments have already increased traffic on our street and in the immediate area. Adding another higher-density project facing our street would further compound traffic, congestion, and overall neighborhood strain.

For these reasons, I respectfully ask the commission to carefully consider whether rezoning this property from R2 to R4 is truly appropriate for maintaining the character and livability of this established neighborhood.

Thank you for your time and consideration.

↳ Perhaps a compromise would be for the P & Z to facilitate collaboration between residents of Darby Village & Rick Keane to reach a solution for Block 2 while still maintaining R2 zoning status.

Good evening.

My lot on 25th Ave sits directly south of proposed Building 1. My lot is 9,000 square feet, holding one house and **one** HVAC system.

This proposed building, just seven car lengths away, shares that exact same 9,000-square-footprint. Yet, it will pack **16 units** towering nearly 50 feet into the air, completely obliterating our view of the Lewiston Hill.

Let's do the math on the noise pollution. One unit requires one HVAC compressor. This building requires 16. Multiply that by the three proposed buildings, and you get **48 compressors** cycling 24/7 from April to October—all crammed into an area the size of a high school football field. No containment barrier can completely silence 48 breathing compressors.

Furthermore, modern high-efficiency gas furnaces vent sideways through plastic pipes. They produce a constant, irritating buzzing sound. Multiply that by 48 units, and the surrounding neighborhood faces a relentless wall of noise.

Then there is the light pollution. These three 50-foot high monoliths will look less like a residential community and more like a brightly lit motel. To quote the old Motel 6 commercial: 'We'll keep the lights on for you.' They'll definitely keep the lights on for us!

Let's look at the density math. The existing Darby Village subdivision has 13 lots occupying roughly 7 acres. This development introduces *three times* that density—putting 48 units into a space that should represent only a fraction of our existing neighborhood footprint. The developer's traffic summary is fundamentally flawed; it fails to account for the reality of daily delivery trucks from Amazon, FedEx, UPS, and others that already logjam our streets.

Planning and zoning must consider how a development impacts established residents. Putting this complex here is like dropping an ocean-going cruise ship into a quiet harbor of cabin cruisers. It doesn't 'blend in' just because they both float. That cruise ship brings noise, blocks views, creates pollution, and destroys the peaceful harbor it invaded.

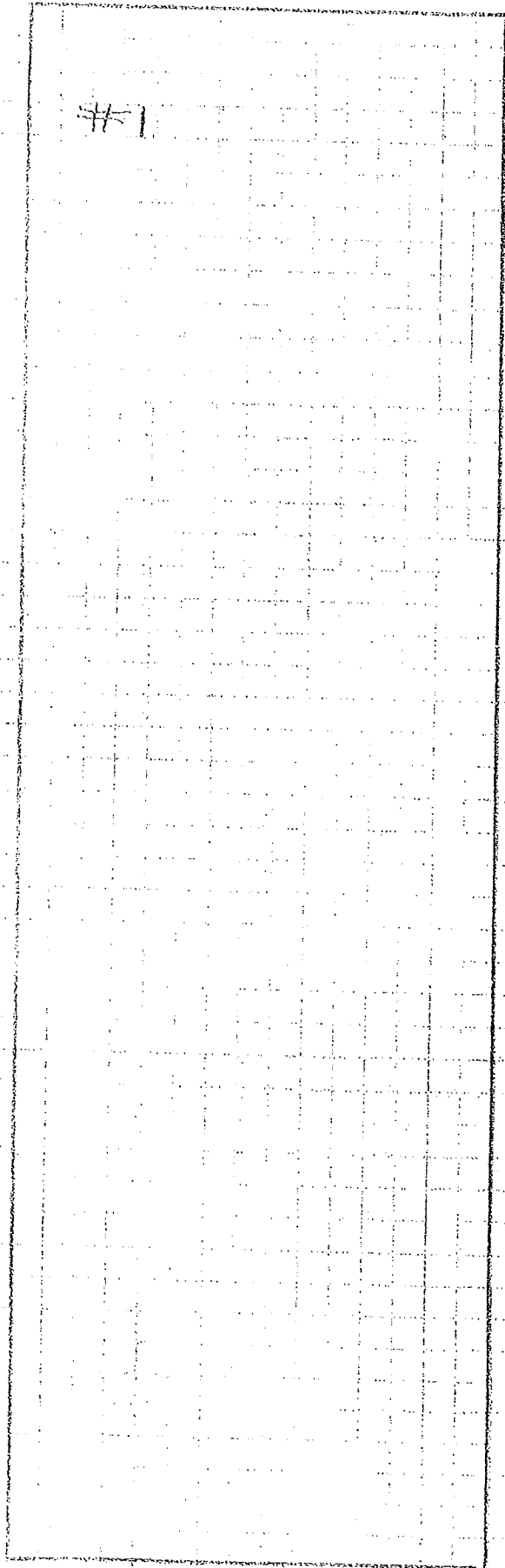
When I saw the blueprint of this 50-foot monster looming seven car lengths from my home, I immediately thought of Godzilla—an unnatural entity towering over a frightened, established community just waiting to pounce.

Aside from a data center or a nuclear power plant, I can't think of nothing worse for these 2.6 acres. This behemoth does not fit next to single-family homes. I urge the commission to protect our neighborhood, **keep the R2 designation**, and build homes that seamlessly flow with our already established community.

Thank you.

Jerry Kilfoyle, 1635 25<sup>th</sup> Ave

EXHIBIT #2



ALL ITEMS ARE SHOWN  
TO SCALE

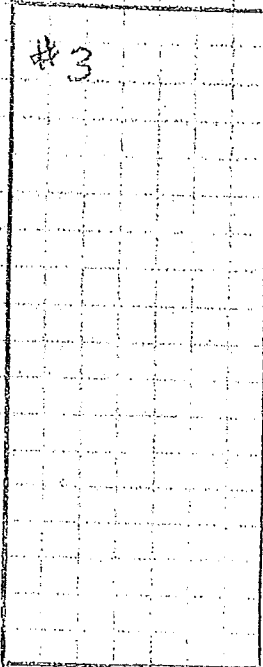
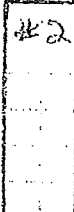
#1 - SHOWS THE PROPOSED CONDO  
HEIGHT OF 48 FEET

#2 - SHOWS THE HEIGHT  
OF A 6 FOOT HUMAN FIGURE

#3 - SHOWS THE HIGHEST POINT  
OF MY EXISTING HOME  
OF 13 FEET

LOCATED AT:  
1535 24TH AVE  
LEWISTON, IDAHO

Courtesy of Pat & Debbie  
Kelly



# APPENDIX C



Lewiston

*Handwritten in green: ~~TO~~ Read By Staff Ortiz*

Dawn Ortiz <dortiz@cityoflewiston.org>

**Re: Wednesday's (June 10) hearing about a planned zoning change**

1 message

**Beth Everett** <beverett742@gmail.com>

Mon, Jun 8, 2026 at 11:24 AM

To: Dawn Ortiz <dortiz@cityoflewiston.org>

Cc: Katie Hollingshead <khollingshead@cityoflewiston.org>, Joel Plaskon <JPlaskon@cityoflewiston.org>

Thank you so much for letting me know you received my email. I made a mistake, it is 25th Avenue instead of street. In addition, I'd like to mention that the water pressure is very low in that area...additional usage by many people will not solve the problem. Thanks for your time.

On Mon, Jun 8, 2026, 10:58 AM Dawn Ortiz <dortiz@cityoflewiston.org> wrote:

Thank you for your comments. We'll pass them along to the Planning and Zoning Commission.

**Dawn Ortiz**

Community Development Office Supervisor

City of Lewiston



T 208.746.1318 Ext 7265

215 D Street

P.O. Box 617

Lewiston, ID 83501

[www.cityoflewiston.org](http://www.cityoflewiston.org)

*Handwritten in green:  Emailed 6/8/2026 - Commissioners confirmed they received.*

On Fri, Jun 5, 2026 at 2:56 PM Beth Everett <beverett742@gmail.com> wrote:

To whom it may concern,

I am writing to ask that the 25<sup>th</sup> street/17<sup>th</sup> street lot not to be changed into a R4 zone. The buildings proposed are taller than a power pole. In addition, there is already plenty of traffic on to 17<sup>th</sup> street since the road goes right by Winco, which receives a lot of use.

The proposed buildings would house 46 people, which is a significant amount of people and traffic in a small space. There are already apartment buildings in that area that are close to that road.

There is plenty of land in the Lewiston valley that does not already exist in a crowded area. I don't see the need for more apartments in that place..

If the land was already zoned for single family residences, then it seems unfair to other homeowners to suddenly change the zoning and occupancy requirements.

Thanks for your time,

To Read By Staff Ortiz

To: Lewiston Planning and Zoning Commission

We moved to Darby Village in 2019 because the neighborhood met most of our needs including a view, quiet surroundings, and low traffic. We oppose rezoning to allow high density housing on Block Two Darby Village Subdivision because it substantially changes the safe, quiet neighborhood characteristics we value. Specifically:

1. Increased hazards from car and walking traffic on 14<sup>th</sup> St. This is made worse by the lack of sidewalks and turning lanes on 14<sup>th</sup>.
2. Increased hazard from walking traffic on 24<sup>th</sup> Ave which also lacks sidewalks. Foot traffic would be forced to use fire lanes or cross private property.
3. The area already lacks parks or areas for children to play. High density housing could mean more children with inadequate facilities put at higherrisk.
4. The proposed four-story buildings would create privacy issues for adjacent homes that can't be solved with fences.
5. Our current low water pressure issue would be exacerbated.

Again, we oppose the proposed rezoning from R2 to R4 and urge the commission to keep the low-density residential zoning designation on Darby Village Block 2.

Gary and Judy Ferguson

1534 24th Ave