



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
July 22, 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 JULY 08, 2026 MEETING MINUTES (ACTION ITEM)

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-4 BY DUSTIN TRAN (ACTION ITEM):: The applicant requests Conditional Use Permit approval for animal rights in the Low Density Residential, R2A zone, on a .70 acre parcel located at 422 Preston Avenue. The applicant is requesting animal rights to place one (1) horse on the property. The applicant is asking for a waiver of standards of 4,220 square feet from the half acre (21,780 square feet) minimum livestock area. The applicant has a livestock area of 17,560 square feet. Keeping of livestock, subject to the standards of sections 37-195 through 37-199 of Lewiston City Code is allowed by Conditional Use Permit in the Low Density Residential, R2A, zone. - Action Item ()

C. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC-26-2 BY JESSICA AND KYLE BEAN (ACTION ITEM):
:

The applicant requests a zone change from Low Density Residential, R2A, Zone to Medium Density Residential, R3, Zone for the 2.01 acres at 3525 13th Street.

- Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF AUGUST 12, 2026 (REASONED STATEMENTS AND PUBLIC HEARING ON LANDSCAPE REQUIREMENTS).

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.

July 08, 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 5:45 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Cynthia Ball; Zach Battles leaving at 6:58 pm; Kyle Harris;

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair; Maureen Anderson;

COMMISSIONERS UNEXCUSED: Shaunita Cable;

STAFF MEMBERS PRESENT: Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF JUNE 24, 2026 MEETING MINUTES (ACTION ITEM)

Commissioners Ball and Battles moved and seconded, respectively, approval of the June 24, 2026, as written. The motion carried 4-0.

B. GEM STATE HOUSING ALLIANCE (PRESENTATION):

Hollie Conde from Gem State Housing Alliance provided a presentation regarding housing policy, addressing NIMBYism, and the importance of considering long-term implications in decision-making.

During the discussion, the Commissioners and Ms. Conde addressed several critical challenges and philosophical questions surrounding infill development, municipal regulation, and housing affordability:

- **Infill Strategy and Neighborhood Character:** The conversation highlighted a distinct shortage of smaller housing types. Addressing concerns about increased density potentially impacting neighborhood dynamics, it was noted that residents seeking strict control over neighborhood aesthetics and integrity might be better suited for communities governed by Homeowners Associations (HOAs).
- **Encouraging Development Without Public Funds:** To incentivize developers in the absence of municipal funding, the city should focus on

reducing regulatory burdens. Recommended strategies include lowering upfront costs, streamlining the approval process, and eliminating bureaucratic hoops.

- **Balancing Growth and Regulation:** A key challenge is finding the "happy medium" between reducing barriers and maintaining high-quality, presentable growth. Participants discussed the possibility of removing subjective requirements from the zoning and building codes, keeping regulations straightforward and easy to understand rather than overly complex.
- **Local Control vs. Government Overreach:** The discussion touched on the boundary of government intervention, emphasizing that regulations must respect the unique, specialized needs of individual states, cities, and towns. Furthermore, defining "affordable housing" remains a challenge, as its meaning varies significantly among citizens, developers, and local officials.
- **State-Level Protections:** A final inquiry was raised regarding whether current state legislation prevents large state entities (such as public universities) from purchasing single-family homes and converting them into student housing.

IV. **STAFF-COMMISSION COMMUNICATIONS:**

A. Query of Commissioners for the July 22, 2026, meeting.

All commissioners in attendance should be in attendance for the July 22, 2026, meeting. Staff Ortiz stated that there are two public hearings scheduled for the next meeting: a conditional use permit and rezone.

V. **ADJOURN**

There being no further business, Commissioners Harris and Ball moved and seconded, respectively, to adjourn. The motion carried 3-0, and the Planning and Zoning Commission adjourned at approximately 7:20 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

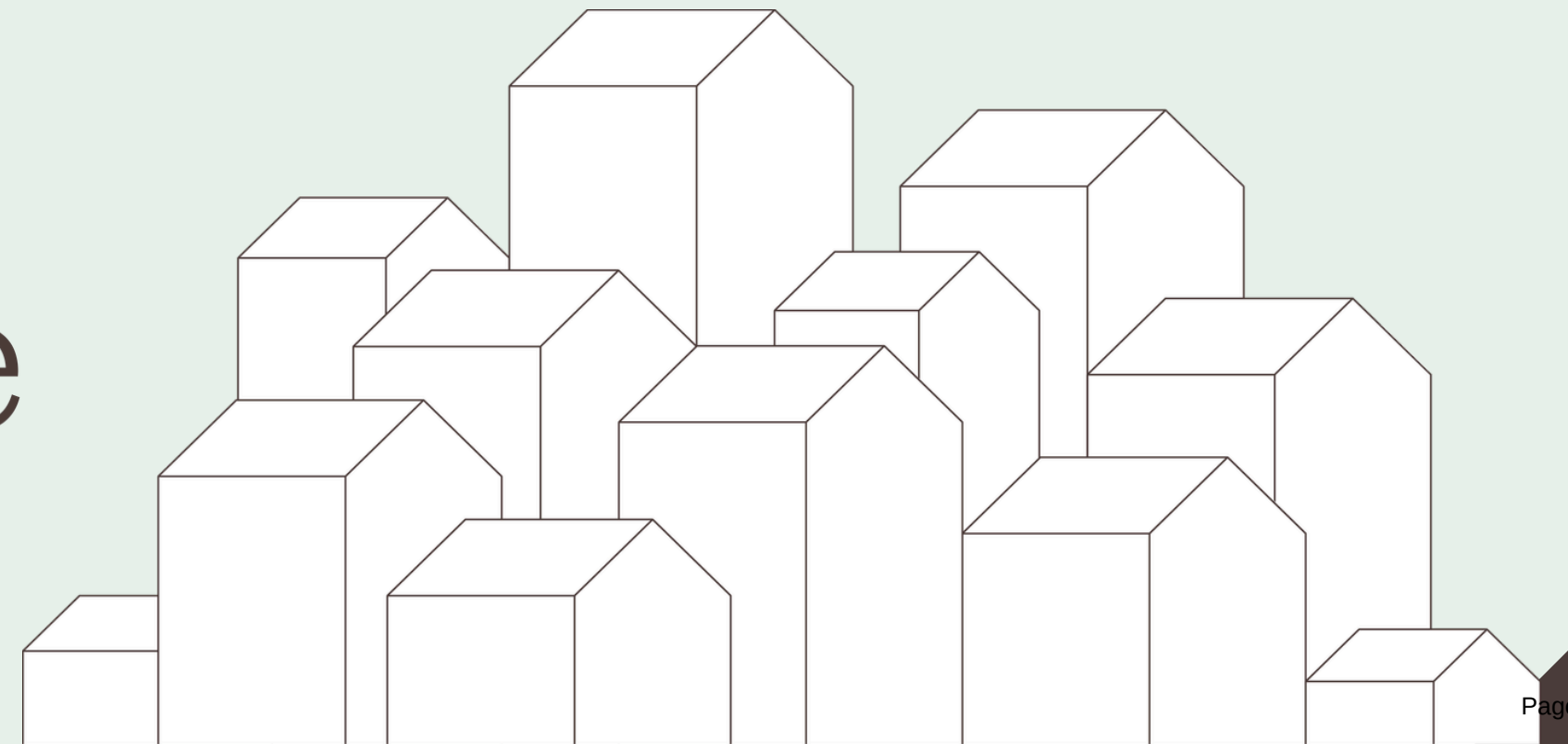
Approved this _____ day of _____, 2026.

Building Lewiston

housing supply needs, growing pains, and tools
to keep Lewiston a wonderful place to live



Gem State
Housing Alliance



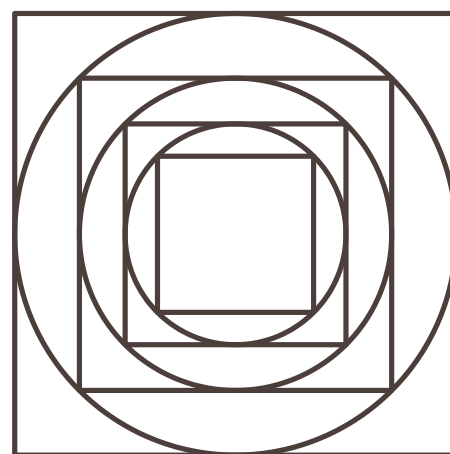
A g e n d a



1. About Gem State
2. Housing snapshot: Lewiston
3. Why homes are so expensive
4. Ways to lower costs
5. Public engagement: challenges and solutions
6. How to talk about housing
7. Discussion

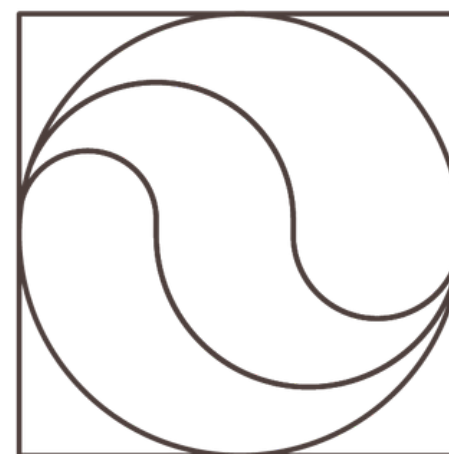
About Gem State Housing Alliance

Idaho's first and only pro-housing advocacy group, making it easier to build more homes for Idahoans.



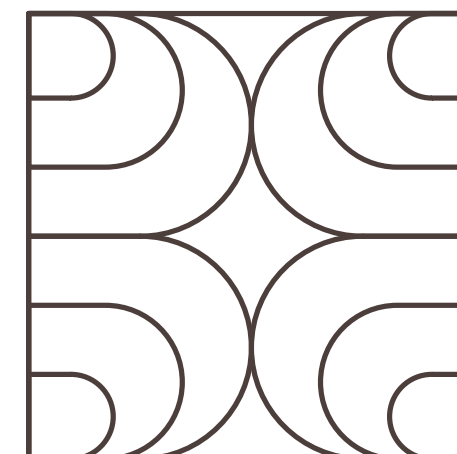
Advocate

For more homes by engaging decision-makers and shaping policy.



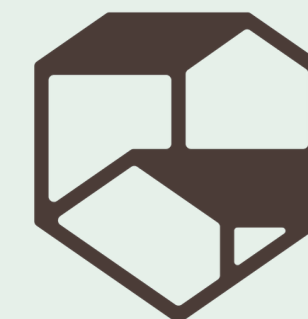
Educate

Idaho communities on the benefits of new housing.



Organize

Partners across Idaho to turn care into action.



Lewiston housing snapshot



~35K Lewiston residents and growing

\$397K Median home value

\$1,100 Median gross rent

Source: US Census Bureau

What Idahoans think



Housing is #1

The high cost of housing is Idahoans' #1 concern.

Not enough homes

8 in 10 Idahoans say there are not enough homes to rent or buy in their area.

Want action

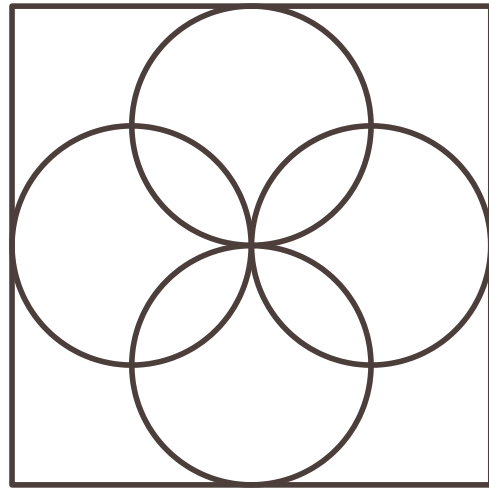
72% of Idahoans say their city or town is not doing a good job at addressing affordability.

Source: Idaho Policy Institute, Change Research

Why housing is so expensive

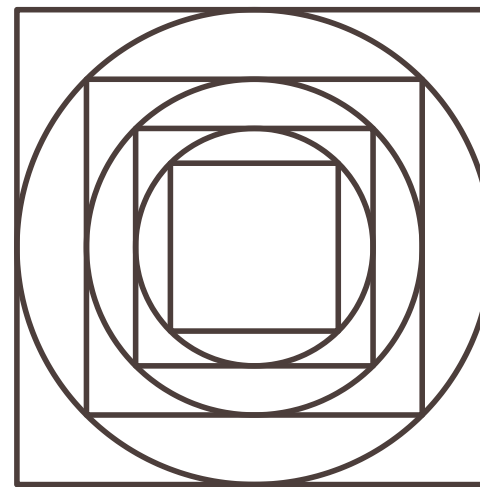


High *costs*



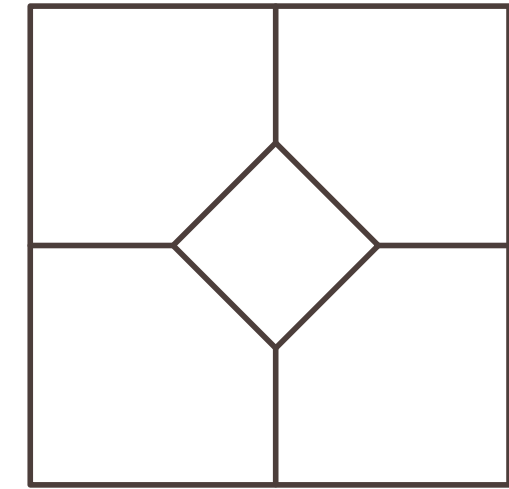
Rising land, labor, and material costs are passed directly to consumers.

Regulation *& red tape*



Industry estimates put regulation at roughly 25% of development costs, including policies, delays, and paperwork.

Lack of *supply*



Supply hasn't kept up with demand. Meanwhile, many resist local housing development, stalling projects and policy alike.

Discretionary review adds to the final price tag



Cost & Time

Extra hearings add months and thousands of dollars before a shovel hits the ground. Many small builders can't absorb that risk.



Valuation Problem

Uncertain approvals make land nearly impossible to value accurately, leading projects to fall apart before they can even begin.



Confidentiality Risk

Hearings force early disclosure of business plans — tenants, financing, unit mix — before a developer is ready. Competitors benefit. Projects die.



LLUPA's Answer:

LLUPA explicitly allows by-right permitting. Cities can set standards through the zoning code — design, scale, setbacks — and then approve conforming projects administratively.

Research is clear: more homes means lower costs

5-7%

decrease in nearby rents from new market-rate buildings

Philadelphia Federal Reserve, 2020

17%

lower displacement risk for renters within 100 meters of new construction

UC Berkeley, 2021

+0.9%

property value increase for homes near housing developments

Urban Institute, 2021

19%

reduction in rent costs in Austin, Texas after building boom

Pew Charitable Trusts





OUR WORK ▼ INSIGHTS & PERSPECTIVES ▼ ABOUT ▼

Pew

TOPICS: IMPROVE ECONOMIC ADVANCEMENT | STRENGTHEN STATE GOVERNMENT

PROJECTS: HOUSING POLICY

Building Homes Near Jobs, Stores, and Transit Saves Public Dollars

New research shows advantages of adding housing in established areas

Authors: [Seva Rodnyansky](#), [Tushar Kansal](#), Ben Holland, Justyn Huckleberry, Jyot Chadha, Ian Carlton, and Natalie Walker



- Ongoing infrastructure maintenance costs 50% less when homes are built near existing jobs, stores, and transit.
- Those same areas generate 13% more property tax revenue per acre.
- Infrastructure in outlying areas takes 50% longer to pay off.

Challenges with public hearings



The loudest voices at public hearings often don't reflect the broader community.



Hyper-local focus

Development-focused meetings skew toward those who oppose change in their neighborhoods.



Bad timing

Meetings held when only retired people or those with flexible schedules can attend. Attendees are more likely to be homeowners, older, and wealthier.



In-person

It's harder to participate with written or online comments which excludes working families and other more busy residents.



Requiring people to come to you

Advocates for new housing are less organized than opponents making turnout harder.

Addressing challenges in public engagement

- 1 Cast a wide net to hear from residents near proposed developments. Opponents will show up — supporters need to be invited.
- 2 Engage the public to help shape your community's future in a way that serves locals. Frame it as "how" you grow, not "if" you grow. Use your position to educate the public while acknowledging the change.
- 3 Celebrate public engagement efforts and communicate how much community input you have gathered on housing, generally.
- 4 Emphasize to the public that developments that meet code technically should be approved due to state law (LLUPA) and your quasi-judicial role during hearings.

Common objections at public hearings



COMMON OBJECTION

WHAT THE EVIDENCE SAYS



"This will change the character of our neighborhood."



Missing middle IS the historic character of most American neighborhoods built before 1975. Character comes from design standards, setbacks, and scale.



"Neighbors should have a say."



Public input belongs at the comp plan and zoning level, not on individual projects that follow the rules.



"Property values will drop."



Research shows missing middle and multifamily don't reduce adjacent property values when design standards apply. Scarcity drives prices up, not supply, and high prices hurt homeowners trying to sell.



"We don't have the infrastructure."



Infill uses existing roads, water, and sewer, which is far cheaper per unit than sprawl. Blocking it doesn't protect infrastructure; it just pushes growth further out.



How to talk about housing

AVOID

"Increase density"

"End single-family zoning"

"Units"

"Single-family" / "multi-family"

Abstract descriptions of housing types

USE INSTEAD

"Homes of all shapes and sizes, for all types of people"

"Legalize [housing type]" or "remove the ban on [housing type]"

"Homes"

"Single-detached" / "workforce housing"

Visuals showing what these homes actually look like in Idaho neighborhoods

Based on research by the Sightline Institute, tested in focus groups and refined across the Mountain West.



Show Idaho neighbors what these homes actually look like.

- Use photos of existing duplexes, cottages, and ADUs in Idaho neighborhoods, not renderings of towers.
- Show the scale: a fourplex that looks like a large single-detached home is not scary.
- Avoid abstract diagrams - use street-level photos that feel familiar and comfortable.

Lean on visuals



Recap



Idaho has a housing shortage

We are the fastest-growing state, and we need homes of more types and sizes, especially those that are harder to build under code.



Engagement must be representative

Use multiple strategies to reach average community members, while recognizing the limits of what can be considered or used to shut down a development.



City leaders can educate

Focus on messaging that works and “how” we grow, not “if” we grow.



Words matter

"Homes of all shapes and sizes." "Legalize."
"Workforce housing." Use language that opens minds, not closes them.

www.gemstatehousing.org

We make it easier to build more homes for Idahoans.



Gem State
Housing Alliance



STAFF USE ONLY

Case Number: _____

Hearing Date: _____

Nature of CUP Application: _____

APPLICATION FOR CONDITIONAL USE PERMIT

(Pre-application meeting strongly encouraged)

Conditional use means a use permitted in a particular zone district upon showing that such use in a specified location will comply with all the conditions and standards as specified in Chapter 37 of the City Code, including any additional conditions of approval recommended by the Planning and Zoning Commission.

Pursuant to Idaho Code Section 67-6512(f), exceptions or waivers of standards, other than use, in the Zoning Chapter may be permitted by the Commission through issuance of a conditional use permit only when the exceptions or waivers of standards are incidental to the conditional use permit being considered by the commission.

By submitting this application to the City of Lewiston you are entering a quasi-judicial process. As such, you must not discuss the application with any member of the Lewiston Planning and Zoning Commission, or the Lewiston City Council, outside of the public hearing at which this matter will be heard.

APPLICANT INFORMATION

Full Name: Tran Dustin H Date: 6/23/26
Last First M.I.

Address: 422 Preston Avenue
Street Address
Lewiston ID 83501
City State ZIP Code

Phone: (208) 305 2277 Email: Dustin-tran84@icloud.com

OWNERSHIP INFORMATION

Property Owner Name: James Tran

Phone: (208) 413 2801 Email: N/A

Mailing Address: 422 Preston Avenue Lewiston, ID 83501

PROPERTY INFORMATION

Street Address of Subject Property: 422 Preston Avenue Lewiston ID 83501
Subdivision Name: — Block: — Lot: —

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

Property Zoning: R2A Low Density Residential

NATURE OF YOUR REQUEST

PLEASE ANSWER THE FOLLOWING QUESTIONS ON A SEPARATE SHEET OF PAPER.

1. Please describe the nature of your conditional use request. You should address pertinent issues, which may include: number of employees, hours of operation, anticipated traffic volume increase, health, safety, compatibility with neighboring land use, site access, on-site traffic flow, off street parking, loading/unloading, pick-up/drop-off, landscaping, and other planned on-site improvements.
2. What public facilities and utilities are available to serve your site? Describe the adequacy to serve the use requested. You should provide specific information regarding water supply, sewage, traffic impacts, stormwater detention and drainage, garbage service and other pertinent utilities and services.
3.
 - a. Will the proposed use result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) and, if so, how will the nuisances be mitigated?
 - b. Describe how/why the proposed use is a public necessity or, if it is not, describe how it is a benefit to the public.
 - c. Describe how the character of the proposed use, if developed according to the plans as submitted, will be in harmony with the area in which it is to be located.
 - d. Describe how the proposed use will not endanger the environment or the public health or safety.
 - e. Describe how the proposed use will be in substantial conformance with the comprehensive plan of the city.

PLAN INFORMATION

Site plans and floor plans are required. Floor plans shall accurately depict room sizes and uses, as well as doorways, windows, walls, hallways and stairways. Building elevation drawings may also be required, as determined by the City Planner.

Site plans shall include the following:

- ☐ Property lines, including dimensions;
- ☐ Street address or legal description;
- ☐ North arrow and scale;
- ☐ Setbacks between buildings and property lines;

- ☐ All building locations, size and uses, labeled as existing and/or proposed;
- ☐ Driveways and parking spaces;
- ☐ Landscaping;
- ☐ Location of garbage dumpsters
- ☐ Other information, as directed by the Community Development Director, necessary to fully explain and describe the nature of the request.

The plans, as approved or modified by the Planning and Zoning Commission, shall be deemed a part of the applicant's conditional use permit and all use and development shall comply with the plans, application and conditions of approval set by the Planning and Zoning Commission, as well as all applicable City Codes. Nothing in a conditional use permit approval shall be interpreted as allowing the owner or applicant variation from current ordinances that were not specifically addressed at the time of conditional use permit approval.

APPLICATION SUBMITTAL AND PROCESSING

Incomplete applications will not be processed.

Application fee must be paid at the time of submittal.

Expect a five to seven working day application review period prior to commitment to schedule the required public hearing. Corrected or additional information may be required after application submittal, based upon application review.

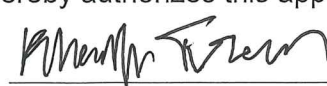
APPLICANT'S CERTIFICATION

The applicant(s) hereby certifies that the information contained in this application is true and correct to the best of my/our knowledge.

Signature of Applicant: 

Date: 6.23.20

The Property Owner hereby authorizes this application:

Signature of Owner: 

Date: 6.23.20

City of Lewiston



manure/waste will go here. (until dumped)

6/23/2026, 9:05:34 AM

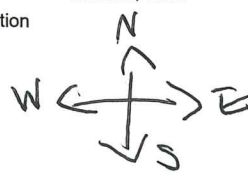
1st + bottom corner will have a shelter

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

- | | |
|-----------------------|-------------------|
| Alley | Address |
| Minor Arterial | adSites |
| Residential Collector | Parcel Annotation |



0 20 40 80 ft
0 5 10 20 m



structure for the horse.

X = no longer there

1. My conditional use request is to keep a horse on my property. This request will be for the property/ lot addressed as 422 Preston Avenue, Lewiston ID. The zone the property lies in is known as residential zone (R-2A zone). The city allows for the right to keep animals in such a zone according to sec. 37-195 Purpose and applicability portion of the city code for animals rights, livestock and pasture standards. In sec. 37-197 allowable number of animals states one head for every half acre. This horse will be kept inside a fenced pasture that will include a shelter large enough to provide a shady area for the horse to lay down, sleep, eat, and of course move around in. The horse will graze, and be fed hay as well as grain and supplements. The horse will be documented as up to date on all medications such as vaccines and negative testing for diseases. We have kept 4H lambs in the back pasture previously and received zero complaints/ issues from our neighbors. Our direct neighbor to the West (facing north) is a family we are very close with, and we checked in with him constantly to make sure he was doing ok with our animals being back there. In addition to the conditional use request, we will need to request a waiver of 4,220 square feet from the required 21,780 square feet of dedicated pasture area because we currently sit at 17,560 square feet.
2. The horse will be watered via water trough. There is a main water line in the back yard of the home on the lot, with a hose that stretches to the back pasture. That hose will be used to fill the water trough. There is a small barn structure that will be used to store hay, as well as tack/ supplements and grain for the horse. The barn structure closes up and will stay closed always unless we are actively getting into it, this is to keep animals out (foxes, raccoons, etc). We will not utilize any sewage, drainage, garbage, or utility services nor will we impact traffic.
3.
 - a. No, the horse will not cause a nuisance. Horses generally don't make any noise unless they are around other horses. This horse will only be with us. The horse's manure/ waste will be cleaned from the property regularly so there will be no smell nuisance. With the manure being cleaned regularly there will not be an attraction for insects. The manure clean up will follow the city code, sec. 37-198 in reference to all maintenance standards.
 - b. The horse will not technically be a benefit to the community, but he will not be a nuisance either!
 - c. The horse will be in harmony with the area by not causing issues for our neighbors, and by living a happy and content life, existing in a large open pasture, equipped with all of the necessities to take care of him.
 - d. The horse will stay inside of its enclosure at all times (unless with us in the horse trailer or out on a trail ride, at the vet, not on the property etc.). The horse will also be very well monitored by us, daily care and maintenance will be done for the horse so if anything is ever wrong we will be able to manage quite easily and quickly.
 - e. The horse will be in conformance with the comprehensive plan of the city by following all things laid out in this narrative, and of course by staying in

compliance of all cleaning and maintenance requirements made by the city of Lewiston.

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 July 22, 2026 at 5:30 pm.

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501

Seating will be available on a first-come, first-served basis.

This public hearing will be to determine approval or denial of the following proposal:

PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-4 BY DUSTIN TRAN (ACTION ITEM): The applicant requests Conditional Use Permit approval for animal rights in the R2A zone, on a .70 acre parcel located at 422 Preston Avenue. The applicant is requesting animal rights to place one (1) horse on the property. The applicant is asking for a waiver of standard of 4,220 square feet from the half acre (21,780 square feet) minimum livestock area. The applicant has a livestock area of 17,560 square feet. Keeping of livestock, subject to the standards of sections 37-195 through 37-199 of Lewiston City Code is allowed by Conditional Use Permit in the Low Density Residential, R2A, Zone.

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 July 21, 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 July 5, 2026.

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator, Dawn Ortiz, at least forty-eight (48) hours in advance of the meeting at dortiz@cityoflewiston.org or (208) 746-1318, ext. 7265.

City of Lewiston



6/29/2026, 11:02:06 AM

1:2,386



OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
TRAN KHANH V &	PHAM THI HA	422 PRESTON AVE	LEWISTON	ID	83501	422 PRESTON AVE
EVERETT CHRISTIAN		424 PRESTON AVE	LEWISTON	ID	83501	424 PRESTON AVE
ENGEL RONALD L &	ENGEL JONIE K	420 PRESTON AVE	LEWISTON	ID	83501	420 PRESTON AVE
MCKARCHER LIVING TRUST		2510 13TH ST	CLARKSTON	WA	99403	428 PRESTON AVE
CARSON MITCHELL P &	CARSON KATHRYN M	426 PRESTON AVE	LEWISTON	ID	83501	426 PRESTON AVE
HAYES JERALD A		418 PRESTON AVE	LEWISTON	ID	83501	418 PRESTON AVE
GROSSMAN JEFFREY C &	GROSSMAN KATHERINE L	430 PRESTON AVE	LEWISTON	ID	83501	430 PRESTON AVE
FORD DYLAN &	FORD EVYE	416 PRESTON AVE	LEWISTON	ID	83501	416 PRESTON AVE
BREN MIKE J &	BREN TARA	3517 14TH ST	LEWISTON	ID	83501	
PETTIT MATTHEW A		421 PRESTON AVE	LEWISTON	ID	83501	421 PRESTON AVE
LOWE LARRY C &	LOWE ROSE M	415 PRESTON AVE	LEWISTON	ID	83501	415 PRESTON AVE
PHILLIPS GARETT M		3724 10TH STREET E	LEWISTON	ID	83501	421 PARK AVE
DECKER FAMILY TRUST	DECKER JOHN E &	423 PRESTON AVE	LEWISTON	ID	83501	423 PRESTON AVE
BBA PROPERTIES L L C		PO BOX 874	LEWISTON	ID	83501	423 PARK AVE
RIENER JESSICA KAITLYN		432 PRESTON AVE	LEWISTON	ID	83501	432 PRESTON AVE
FRISBEE GENE M &	FRISBEE TWILA R	417 1/2 PARK AVE	LEWISTON	ID	83501	417 1/2 PARK AVE
HOILAND MICHAEL A		427 PRESTON AVE	LEWISTON	ID	83501	427 PRESTON AVE
COMSTOCK PRESTON &	COMSTOCK KRISTINE L	434 PRESTON AVE	LEWISTON	ID	83501	434 PRESTON AVE
ROBERTS JASON D &	ROBERTS SHILA A	417 PARK AVE	LEWISTON	ID	83501	417 PARK AVE
ADAMS LYLE		1219 12TH ST	CLARKSTON	WA	99403	414 PRESTON AVE
KURTS STAN A &	KURTS NANCY R	429 PRESTON AVE	LEWISTON	ID	83501	429 PRESTON AVE
ALTENEDER WILLIAM C JR &	ALTENEDER LESLIE L	3136 4TH STREET D	LEWISTON	ID	83501	3136 4TH ST D
WOLF PHILLIP L &	CEIMERTZ IDA	3212 1/2 5TH ST UNIT 2	LEWISTON	ID	83501	3212 1/2 5TH ST #002
CHANDLER-SLOCUM JESSE K		415 PARK AVE	LEWISTON	ID	83501	415 PARK AVE
TANNER JOSEPH S &	TANNER S DENISE	429 PARK AVE	LEWISTON	ID	83501	429 PARK AVE
MCCARTNEY JAMES E		3212 1/2 5TH ST UNIT 003	LEWISTON	ID	83501	3212 1/2 5TH ST #003
BURKE GRACE &	BURKE SHAYLAN D &	3133 4TH STREET D	LEWISTON	ID	83501	3133 4TH ST D
KONEN KRIS &	KONEN KRISTOPHER	3321 7TH ST	LEWISTON	ID	83501	431 PRESTON AVE
STEPHENS KADI		427 PARK AVE	LEWISTON	ID	83501	427 PARK AVE
NUTSCH PATRICK F &	NUTSCH SONYALEE R	413 PRESTON AVE	LEWISTON	ID	83501	413 PRESTON AVE
LLOYD ROBERT &	LLOYD TAWNYA A	PO BOX 1727	LEWISTON	ID	83501	3212 1/2 5TH ST #001
MOSES PRESLEE &	ROSENQUIST MICHAEL	3134 4TH STREET D	LEWISTON	ID	83501	3134 4TH ST D
TERM L L C		714 D ST	LEWISTON	ID	83501	3208 5TH ST STE 1-5
POSEY HENRY J		3212 1/2 5TH ST UNIT 4	LEWISTON	ID	83501	3212 1/2 5TH ST #004

SCHUMACHER JOSEPH WALTER		3131 4TH STREET D	LEWISTON	ID	83501	3131 4TH ST D
MOSELEY KEVIN L &	MOSELEY KELLIE D	431 PARK AVE	LEWISTON	ID	83501	431 PARK AVE
JN PROPERTIES NORTH LLC		2210 E HUBBARD RD	KUNA	ID	83634	3210 5TH ST
YORK JAMES H &	YORK AMANDA K	3132 4TH STREET D	LEWISTON	ID	83501	3132 4TH ST D
LEWIS CLARK DISTRICT COUNCIL	ST VINCENT DEPAUL	604 2ND ST	CLARKSTON	WA	99403	3138 5TH ST
SYVERSON DONNA		3129 CHERRY TREE CIR	LEWISTON	ID	83501	3129 CHERRY TREE CIR
BLAIR BENETT		433 PARK AVE	LEWISTON	ID	83501	433 PARK AVE
GOODWILL INDUSTRIES OF THE	INLAND NORTHWEST	E 130 3RD AVE	SPOKANE	WA	99202	
ANDREWS KYLE R &	ANDREWS SAMANTHA M	2621 GRELLE AVE	LEWISTON	ID	83501	3214 5TH ST

To Whom it may concern,

Please, no change of use permit
For 422 Preston Ave.

I have walked the property and have
great concerns about any livestock in this
area.

The fences are metal, broken, many sharp
edges exposed, and not maintained at all.

The ground is a mixture of weeds and
cheek grass, not a good food source, so food
will have to be brought in. There are no
good barns for storage or cover of shade
for animals. What about water supply?

What is the size of this animal? as that
will determine more of the animals needs.

In the past they have had, chickens, turkeys,
sheep in the pasture, the ~~ex~~ chickens escaped
~~several~~ several times and ran around the block.

They presently have a large dog that
regularly barks way too much and too long.
This dog is well know to escape its pen
and run in the street, causing much traffic
issues, taunting other dogs and

over →

having left feces in others yards.

Please come by and look for yourselves.

Thank you

Mitch Carson
426 Preston Ave
Lewiston



PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 7/14/2026

Case File Number: CUP-26-4

Applicant:

Dustin Tran
422 Preston Avenue
Lewiston, ID 83501

Property Owner:

James Tran
422 Preston Avenue
Lewiston, ID 83501

Site Location:

422 Preston Avenue
Lewiston, ID 83501

Request/Proposal: The applicant requests Conditional Use Permit approval for animal rights in the R2A zone, on a .70 acre parcel located at 422 Preston Avenue. The applicant is requesting animal rights to place one (1) horse on the property. The applicant is asking for a waiver of standard of 4,220 square feet from the half acre (21,780 square feet) minimum livestock area. The applicant has a livestock area of 17,560 square feet. Keeping of livestock, subject to the standards of sections 37-195 through 37-199 of Lewiston City Code is allowed by Conditional Use Permit in the Low Density Residential, R2A, Zone.

Subject Property and Surrounding Land Uses:

The subject property is a .70 acre parcel with a single family dwelling. Surrounding properties on all four (4) sides are a mix of single family and

CUP-26-4

duplexes with properties on the west and south having larger lots with adjacent pasture areas. Lots to the north are smaller in size. The Subject property is located in the middle of the block with the intersection of Preston Avenue and 5th Street half a block to the east and the intersection of Preston Avenue and 4th Street half a block to the west.

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

Sec. 37-3. Definitions.

Conditional use means a use permitted in a particular zone district upon showing that such use in a specified location will comply with all the conditions and standards as specified in this chapter, including any additional conditions of approval, and when approved by the planning and zoning commission.

(Ord. No. 4108, § 2, 8-15-94)

DIVISION 4. - LOW DENSITY RESIDENTIAL ZONE R-2A

- **Sec. 37-34. - R-2a low density residential zone.**

Purpose. To provide land for lower density residential development with the keeping of livestock as a conditional use.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 4, 7-1-96; Ord. No. 4249, § 13, 10-25-99)

- **Sec. 37-35. - Uses permitted outright.**

In an R-2A 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) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;
- (7) Mortuary, subject to the special conditions of [section 37-20.1](#)(1) of this Code;
- (8) Park, subject to the special conditions of [section 37-20.1](#)(4) of this Code;
- (9) School, subject to the special conditions of [section 37-20.1](#)(3) of this Code;
- (10) Single-family dwelling;
- (11) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;
- (12) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 14, 10-25-99; Ord. No. 4385, § 5, 2-14-05; Ord. No. 4398, § 8, 1-9-06; [Ord. No. 4841](#), § 6, 11-14-22)

- **Sec. 37-36. - Conditional uses permitted.**

In an R-2A 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) Keeping of livestock, subject to the standards of [sections 37-195](#) through [37-199](#) of this Code;
 - (6) Long-term care facility;
 - (7) 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;
 - (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) Preschool, subject to the special conditions of [section 37-20.1](#)(6) of this Code;
 - (11) 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;
 - (12) 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;
 - (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) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a density greater than nine (9) dwelling units per acre;
 - (16) Small lot development subject to the requirements of [section 37-33](#), standards for small lot development;
 - (17) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a density greater than nine (9) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 15, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4354, § 2, 3-29-04; Ord. No. 4385, § 6, 2-14-05; Ord. No. 4398, § 9, 1-9-06; Ord. No. 4433, § 3, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 2, 3-28-16; Ord. No. 4676, § 5, 11-28-16; Ord. No. 4742, § 2G, 8-19-19; Ord. No. 4799, § 4, 3-8-21; [Ord. No. 4841](#), § 7, 11-14-22)

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

In an R-2A 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 four thousand (4,000) 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 seventy (70) feet.
- (5) Lot depth shall be a minimum of one hundred (100) feet.
- (6) 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. 4381, § 2, 1-24-05; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 6, 11-28-16)

- **Sec. 37-38. - Yards.**

Except as provided in article VIII, in an R-2A 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 that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet 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.
(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-39. - Lot coverage.**

In an R-2A zone buildings shall not cover more than forty (40) percent of the lot.
(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-40. - Height of buildings.**

In an R-2A zone, no building shall exceed a height of thirty-five (35) feet.
(Ord. No. 4108, § 2, 8-15-94)

- **ARTICLE XV. - ANIMAL RIGHTS, LIVESTOCK AND PASTURE STANDARDS**

- **Sec. 37-195. - Purpose and applicability.**

The purpose of this article is to provide allowances, prohibitions, limitations and standards for the keeping and raising of livestock. It is the intent of this article to encourage the use and protection of lands in more rural areas of the city for animal husbandry purposes, maintain and enhance the city's rural lifestyle, encourage household self-sufficiency, promote the benefits of animal husbandry, minimize potential adverse effects on adjoining property from the keeping and raising of livestock to neighboring residents and to educate youth as to the enjoyment and responsibilities of raising and caring for livestock. The allowances, prohibitions, limitations and standards set forth in this article shall not apply to youth raising or caring for livestock for purposes of participation in a related educational program, such as 4-H (Head, Heart, Hands and Health Club/Program). However, 4-H livestock shall not be kept in any manner so as to cause offense to neighboring residents regarding noise, odor, dust, drainage/run-off, etc. Complaints about such may be subject to the City of Lewiston requiring corrective action to be taken to abate any such offense, up to and including requiring the removal of the livestock from the subject property.

The City of Lewiston recognizes and supports the right to keep and raise livestock in keeping with the requirements established herein by right in the agricultural transitional zone (F-2 zone) and the suburban residential zone (R-1 zone), and with a conditional use permit in the low density residential zone (R-2A zone); however, the keeping of poultry shall also be allowed by right, subject to the standards specified herein, on any single-family or duplex residential lot, except in the central business district, as defined in [section 37-145](#) of this Code. The City of Lewiston has determined that inconveniences or discomforts with the keeping of livestock shall not be considered a nuisance if operations are consistent with accepted customs and standards and the code sections set forth in this article.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4645, § 1, 10-26-15)

- **Sec. 37-196. - Definitions.**

Any term used but undefined in this article shall be defined as per common definition of the English dictionary.

Animal means livestock, as defined herein.

Animal rights means the ability to keep a specific number and type of livestock or poultry on a piece of property because of it being allowed by the zoning, authorized by a conditional use permit, or as a historic, legally established and continuously maintained nonconforming use.

Cleaning means the removal of manure from stalls or pens, stockpiling of manure, composting of manure, tilling manure into fields or hauling the manure off site.

Corral means an outdoor stall.

Dry lot means an area of property upon which no forage is present for feeding. Dry lots shall be at least nine hundred (900) square feet with a minimum dimension of ten (10) feet. Dry lots shall not be partitioned into less than nine hundred (900) square foot areas. Dry lots are a place of temporary containment for convalescing animals, animals being worked, or animals given regular exercise on a different location of the property.

Livestock is a generic term and includes all cattle or animals of the bovine species; all horses, mules, burros and donkeys or animals of the equine species; all goats or animals of the caprine species; all swine or animals of the porcine species; all sheep or animals of the ovine species; all poultry; llamas and alpacas. Sucklings, or livestock which are born from animals already on a property and less than three (3) months old, shall not be counted toward the allowable number of livestock on any given property.

Livestock area means pasture, corrals, dry lots, feedlots and other property including buildings and structures, available to and used by the livestock.

Pasture means an area of property whereon forage for the type of livestock being grazed or otherwise confined is sustained over the entire area on a continual basis except for when the pasture is being rotated, plowed or replanted.

Poultry means a gallinaceous (*gallus domesticus*) bird of the phasianidae family, excluding those younger than twelve (12) weeks. Pigeons, quail, partridges, squab, pheasants, doves, grouse, including the male gender thereof, shall also qualify as poultry for purposes of this chapter. Female/hen chickens shall also qualify as poultry; however, male chickens/roosters and any peafowl, guineafowl, turkey or waterfowl shall be excluded from this definition.

Stall means a compartment for one (1) animal in a stable or barn.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4581 § 2, 8-13-12; Ord. No. 4587, § 2, 8-27-12)

- **Sec. 37-197. - Allowable number of animals.**

Maximum allowable numbers of animals shall be as set forth below:

(1) Horse and cattle. One (1) head for the first one-half ($\frac{1}{2}$) acre of livestock area and one (1) head for each additional one-third ($\frac{1}{3}$) acre of livestock area (not including sucklings).

(2) Llamas. Two (2) for the first one-half ($\frac{1}{2}$) acre of livestock area and four (4) for each additional acre of livestock area.

(3) Sheep, goats, alpacas, ostriches and emus. Five (5) for the first one-half ($\frac{1}{2}$) acre of livestock area and ten (10) for each additional acre of livestock area. The keeping of uncastrated male goats is not permitted.

(4) Poultry. The maximum number of poultry on a lot in the F-2 zone shall be limited to one (1) for each one thousand (1,000) square feet of lot area. The maximum number of poultry on a lot in the R-1 zone shall be limited to one (1) for each one thousand (1,000) square feet of lot area to a maximum of twenty-five (25). The maximum number of poultry on a lot in any other zoning district that allows a single-family residential use or on which a nonconforming single-family dwelling exists, except the central commercial (C-5) Zone, shall be limited to one (1) for each one thousand (1,000) square feet of lot area to a maximum of twelve (12). The keeping of poultry shall not be permitted in the central business district, as defined in [section 37-145](#) of this Code. The number of poultry younger than six (6) months on a property at any given time shall not count against the total number of poultry allowed and shall not exceed two (2) or one-half ($\frac{1}{2}$) the allowable number of poultry older than six (6) months, whichever is greater.

a. Poultry shall have their wings clipped and be contained on their owner's property and be provided both indoor coops and outdoor run areas which consist of a minimum of three (3)

square feet of floor area per bird for the coop and a minimum of nine (9) square feet of outdoor ground area per bird for the run. Required floor area for a coop shall include the ground level and any level above the ground located at least eighteen (18) inches above the ground level and for which there is a resting platform or perch provided and where such platform or perch has at least eighteen (18) inches of overhead clearance and is designed to allow a minimum of twelve (12) inches in width to accommodate the resting or roosting of a bird.

b. Coops and runs shall not displace or infringe upon any off-street parking or vehicle maneuvering area which may be required by this Code for the primary use of the property.

c. Coops shall be constructed of rigid, sturdy materials and have walls on a minimum of three (3) sides. The use of tarps, nonrigid plastic sheeting, canvas, or similar materials shall not be permitted.

d. Coops shall be located to the side of or behind an on-site residence, not closer than three (3) feet to any property line and not closer than ten (10) feet to any existing, neighboring residence, including any attached garage and any adjoining deck or patio; any existing, neighboring gazebo, swimming pool or hot tub, unless the adjacent property owner gives written consent otherwise.

e. Runs shall be enclosed by a six-foot tall minimum fence.

f. Runs may be located anywhere relative to any on-site residence and may include any unpaved and uncovered part of the owner's yard, but shall not be closer than ten (10) feet to any existing, neighboring residence, including any attached garage and any adjoining deck or patio; any existing, neighboring gazebo, swimming pool or hot tub, unless the adjacent property owner gives written consent otherwise.

g. Coops and runs shall be constructed and maintained so as to prevent the poultry from escape.

h. Ground surface of run areas shall be dirt, grass, straw, and/or other appropriate surface type conducive to the habits and health of poultry and shall be maintained to prevent intrusion of soil erosion and dust onto neighboring properties.

i. Coops and runs shall be constructed and maintained so as not to allow stormwater or other drainage onto neighboring property, including public rights-of-way and drainage ways.

j. The keeping of chickens shall require the resident owner of the property to sign, date, and submit to the community development department a form prepared by the community development department whereby the resident acknowledges having read the requirements for the keeping of poultry and stating that he/she will comply with said requirements. If the property owner is not a resident of the property, then both the property owner and the resident shall sign and date the form. The form shall be accompanied by a site plan that identifies, in addition to other typical site plan information, the locations of the proposed poultry coop and outdoor run area. The locations of the coop and the outdoor run area shall be shown to meet the distance/separation requirements listed in subsections (4)(d) and (f) of this section.

(5) The keeping of swine, geese or male chickens, i.e., roosters, is prohibited.

(6) The standards for the allowable numbers of livestock as specified above may be exceeded for a three-month period for a suckling when it is slow to mature to market weight and needs to be kept with its mother.

(7) The allowable number of livestock and the related standards contained herein shall also apply where the keeping of livestock is related to a commercial agricultural operation, unless otherwise authorized by conditional use permit.

(8) Where more than one (1) type of livestock is kept on a property and the different types of livestock have different required space or area requirements, the amount of area provided shall be equal to or greater than the minimum areas required by this article for the cumulative amount of areas for each type of livestock. Livestock shall be allowed to co-mingle; provided, that maintenance standards are complied with and that it does not result in any nuisance to neighbors.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4645, § 2, 10-26-15)

- **Sec. 37-198. - Maintenance standards.**

(a) *Drainage*. Positive drainage shall be maintained in all livestock and manure storage areas to prevent introduction of moisture into areas with manure. Stormwater runoff from any livestock area shall not be allowed onto any neighboring property, including public rights-of-way and drainage ways.

(b) *Fencing*. Properties with animal rights are to be fenced to keep animals on their owner's property. The type of animals confined shall determine the appropriate fence materials. Fencing shall be maintained by the owner.

(c) *Forage*.

(1) Forage shall be continually present on all areas of property considered to be pasture, unless the pasture is in the process of being replanted.

(2) The person owning the pasture shall be responsible for eliminating noxious weed growth.

(d) *Feed storage*. Storage of feed for poultry shall be such that the feed is protected from rot and does not attract rodents and other vermin for which the feed is not intended.

(e) *Manure clean up*.

(1) Stalls, coops, corrals, runs and structures which hold or shelter livestock shall be cleaned at least twice per week such that they provide a healthy living area for the livestock and do not cause offensive odors or insect nuisance to neighbors.

(2) Corrals shall be cleaned at least twice per week except when weather conditions have saturated the ground. Cleaning shall occur as soon as practical after the ground has dried.

(3) Dry lots shall be cleaned weekly except when weather conditions have saturated the ground. Cleaning shall occur as soon as practical after the ground has dried.

(4) Pastures shall be cleaned once per month, unless manure becomes offensive to a neighbor, in which case pastures shall be cleaned of manure with such frequency as to not be offensive to a neighbor.

(f) *Manure disposal*.

(1) Manure may be hauled off site to an approved facility.

(2) Manure may be composted on site provided the composting area is not located within thirty (30) feet of any property line and manure composting/storage guidelines are being complied with.

(3) Manure may be spread, tilled, and harrowed into pastures. The pasture area shall be a minimum of one-half ($\frac{1}{2}$) acre for each two (2) cows or horses being confined on the property. Manure may not be tilled into the soil within twenty-five (25) feet of a category B drainage, one hundred (100) feet of a municipal well, or in areas known to have high water table.

(g) *Manure storage*.

(1) Stockpiled manure storage areas shall not exceed a footprint of five hundred (500) square feet from March through October and eight hundred (800) square feet from November through February and be no greater than six (6) feet high. Stockpiled manure shall be placed a minimum of thirty (30) feet from any property line.

(2) Stockpiled manure shall not be stored for a period of longer than forty-five (45) days during the months of March through October, and sixty (60) days from November through February, weather permitting.

(h) *Disposal of material*. The materials cleaned from stalls, pasture areas, coops, runs, etc., shall be removed from the property, unless composted or re-used and located on site in such a manner as not to cause any nuisance to neighbors, in terms of odor, drainage, or insect attraction.

(i) *Nuisance*. Animals shall be kept in such a manner as to not constitute a nuisance to neighbors, in terms of noise, odor, animal trespass, attraction of insects, etc.

(Ord. No. 4354, § 5, 3-29-04; Ord. No. 4580, § 1, 8-13-12; Ord. No. 4645, § 3, 10-26-15)

• **Sec. 37-199. - Conditional use permits.**

(a) The keeping of a type of livestock not explicitly governed herein may be permitted by conditional use permit, subject to keeping with the intents, purposes and maintenance standards set forth in this article.

(b) Approval of any conditional use permit application governed by this article shall be presumed to allow the keeping of any/all types of livestock permitted under this article,

subject to the limitations and standards herein, unless otherwise specified as a condition of approval of the conditional use permit.

(c) Approval of any conditional use permit application governed by this article shall be presumed to run with the land and carry over from one (1) property owner to the next, unless otherwise specified as a condition of approval of the conditional use permit.

(d) Any change to the type of livestock or any increase in the number of livestock or any change to any other aspect of the keeping of livestock that is a condition of approval of a conditional use permit shall be subject to approval of a new conditional use permit, unless the original permit did not limit numbers and/or types of livestock allowed or any other aspect of the keeping of livestock.

Sec. 37-160. Authorization to grant or deny conditional uses.

 SHARE

(a) Uses designated in this chapter as conditional uses may be permitted upon authorization by the commission in accordance with the standards and procedures established in this article. The commission may impose, in addition to those standards and requirements expressly specified by this chapter, any additional conditions which it considers necessary to protect the best interests of the surrounding property or the city as a whole. Those conditions may include, but are not limited to:

- (1) More restrictive standards than generally required, such as increased lot or yard size, with limitations or increased parking space requirements;
- (2) Minimizing adverse impacts, such as limiting the number, size and location of signs and requiring screening, diking, fencing or landscaping;
- (3) Controlling the timing, sequence, and duration of development;
- (4) Designating the exact location and nature of development and assuring that it is maintained properly;
- (5) Requiring the provision of on-site or off-site public facilities.

(b) Pursuant to Idaho Code Section [67-6512](#)(f), exceptions or waivers of standards, other than use, in this chapter may be permitted by the commission through issuance of a conditional use permit only when the exceptions or waivers of standards are incidental to the conditional use permit being considered by the commission.

(c) The commission shall consider the following relevant criteria and standards when considering whether to grant a conditional use permit and/or an exception or waiver of standard that is incidental to a conditional use permit:

- (1) The proposed use (will/will not) result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) or, if so, that any anticipated nuisances will be appropriately mitigated.
- (2) The proposed use (is/is not) a public necessity (and/but) (is/is not) justified by the applicant and deemed to be of benefit to the public.

(3) The character of the proposed use, if developed according to the plan as submitted, (will/will not) be in harmony with the area in which it is to be located.

(4) The proposed use (will/will not) endanger the environment or the public health or safety.

(5) The proposed use (will/will not) be in substantial conformance with the comprehensive plan.

(d) Any use which is granted and permitted as a conditional use in a particular zone under the terms of this chapter shall be deemed to be a conforming use in said zone. A use existing prior to August 15, 1994, and which is classified in this chapter as a conditional use, shall be considered a conforming use. Any future change or alteration in existing structures shall be permitted outright, provided required permits are obtained and standards complied with. Any change in use shall be subject to the regulations of the zone in which it is located.

(e) Any increase in lot area for a use allowed by conditional use shall require the approval of the planning and zoning commission in the same manner as the original application.

(f) Upon approval by the planning and zoning commission of the findings of fact, conclusions of law and decision, those decisions that create uses that may be transferred with the land shall be filed on record in the office of the Nez Perce County recorder.

(g) Authorization of a conditional use shall be void after twelve (12) months unless:

(1) A building permit pursuant thereto has been applied for;

(2) Where no building permit is required, the intent of the conditional use has been fulfilled; or

(3) Substantial progress towards completion of the project has been accomplished, as determined by the community development director.

(h) The community development director may extend the expiration date of a conditional use permit to six (6) months upon written request of the applicant. The decision to grant or deny the extension shall be based on the following criteria:

(1) Application for extension is received prior to the expiration date;

(2) The conditional use remains consistent with the comprehensive plan and conditional uses allowed with the zone;

(3) The applicant can show progress towards establishing the conditional use;

(4) The applicant can show that circumstances specific to the conditional use and beyond the applicant's control warrant an extension of time. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4530, § 1, 4-27-09; Ord. No. 4631, § 1, 7-13-15; Ord. No. 4651, § 1, 2-22-16)

Sec. 37-161. Application for a conditional use.

(a) A property owner or his agent may initiate a request for a conditional use or for the modification of an existing conditional use by filing an application with the community development department on forms prescribed in Article XIII. The application shall be submitted at least twenty (20) working days prior to the meeting at which it will be considered. The application for a conditional use shall be accompanied by a site plan drawn neatly and accurately and to an appropriate scale showing at least the following items:

- (1) Property lines;
- (2) Street address or legal description;
- (3) Zoning of the property;
- (4) Setbacks measured from the property lines;
- (5) All building locations, size of buildings and overhangs;
- (6) Driveways and parking spaces;
- (7) Landscaping;
- (8) The size, location and nature of the requested use;
- (9) The location and size of all existing and proposed signs;
- (10) Location of solid waste disposal and collection facilities;
- (11) Other information, as directed by the community development department, necessary to fully explain and describe the nature of the request.

(b) The general site plan, as approved or modified by the commission, shall be made a part of the applicant's file and all construction and development shall comply with the conditions of approval set by the commission as well as all applicable city codes. Nothing in this general site plan approval shall be interpreted as allowing the owner or applicant variation from current ordinances that were not specifically addressed at the time of permit approval. (Ord. No. 4108, § 2, 8-15-94)

Sec. 37-162. Public hearing on a conditional use.

Before the commission shall act upon a request for a conditional use, it shall hold a public hearing pursuant to section [37-184](#) of this chapter. (Ord. No. 4108, § 2, 8-15-94)

Comprehensive Plan:

The subject property is located in the Comprehensive Plan's Future Land Use Map designation of Neighborhood Residential. 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). Building should respect the scale and character of the existing built environment regarding size, mass, and design.

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

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

NH.2.4 Protect ground water quality and improve storm water quality. Encourage the reduction of pollutants and potential contaminants.

Input From Other Departments/Agencies:

The Engineering Division of Public Works provided no comments on the application.

The Lewiston Fire Department provided no comments on the application.

Analysis:

The subject property is a .70 acre parcel that contains a single family dwelling. The property is sort of flag shaped and is larger on the southern end than on the street facing northern end. The pasture area proposed for the horse is located in the southern portion of the property. The applicant is requesting Conditional Use Permit approval to keep one (1) horse on the property in the existing pasture area. The applicant states that they have previously kept lambs for 4H in the pasture area.

The applicant is asking for a waiver of standard from the half acre (21,780 square feet) of required pasture area, of 4,220 square feet. The applicant has a pasture area of 17,560 square feet (.40 acre) available for the horse's specific use. The applicant states a shelter area will be provided and that the existing small barn structure will be used to store hay and feed for the horse as well as tack, supplements and other horse related items. The horse will be watered by trough and there is existing irrigation lines in the back yard to supply water.

The subject property has large open pasture areas adjacent on two sides of the proposed pasture area. The subject property is adjacent to a duplex on the east side of the property and single family dwellings on the northeast and northwest sides of the property.

If the Commission finds that approval of the application is justified, it should specify whether the approval is only for a horse or if it includes the keeping of other allowable types of livestock i.e. cow, llamas, goats, sheep, etc. The latter approval would allow flexibility not only for the current property owner, but for future property owners, as well (conditional use permits run with the land, i.e. are transferrable from property owner to property owner). Approval for a horse only would provide predictability for the expectations and experiences of the neighbors.

Relevant Criteria and Standards:

See attached reasoned statement worksheet.

Prepared By:

Katie Hollingshead

(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 CONDITIONAL USE PERMIT**

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

I. APPLICATION NUMBER:

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 SUBJECT CONDITIONAL USE PERMIT APPLICATION:

VII. DECISION:

The Lewiston Planning and Zoning Commission [APPROVES/DENIES] XXX.

VIII. CONDITIONS OF APPROVAL:

Pursuant to Lewiston City Code § 37-160, the Planning and Zoning Commission may impose conditions upon approval of a conditional use permit. This conditional use permit is subject to the following conditions:

XXX.

IX. TERMINATION OF CONDITIONAL USE PERMIT:

Pursuant to Lewiston City Code § 37-160, authorization of a conditional use permit shall be void after twelve (12) months unless:

(1) A building permit pursuant thereto has been applied for;

(2) Where no building permit is required, the intent of the conditional use has been fulfilled; or

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP **xx-xxxxxx**

Page 1 of 4

(3) Substantial progress towards completion of the project has been accomplished, as determined by the community development director.

X. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

XI. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this conditional use permit:

1. The proposed use **(will/will not)** result in conditions that will tend to generate nuisances (such as noise, dust, glare, vibrations, and odors) or, if so, any anticipated nuisances will be appropriately mitigated. Applicable commentary:
2. The proposed use **(is/is not)** a public necessity **(and/but) (is/is not)** justified by the applicant and deemed to be of benefit to the public. Applicable commentary:
3. The character of the proposed use, if developed according to the plan as submitted, **(will/will not)** be in harmony with the area in which it is to be located. Applicable commentary:
4. The proposed use **(will/will not)** endanger the environment or the public health or safety. Applicable commentary:
5. The proposed use **(will/will not)** be in substantial conformance with the Comprehensive Plan. Applicable commentary:
6. Pursuant to Idaho Code § 67-6512, the conditional use permit may be granted subject to the ability of political subdivisions, including school districts, to provide services for the proposed use. Applicable commentary:
7. 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:

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP **xx-xxxxxx**

Page 2 of 4

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: An applicant or affected person may file a written request for reconsideration with the City Clerk to request that the Planning and Zoning Commission reconsider its final decision within fourteen (14) calendar days by 5:00 p.m. on the fourteenth (14th) day after the Planning and Zoning Commission has adopted this Reasoned Statement of Relevant Criteria and Standards. The written request for reconsideration shall include, at a minimum, the following information: (i) the name and address of the applicant or affected person requesting reconsideration, (ii) the specific deficiencies in the decision for which reconsideration is sought, and (iii) a description of any procedural injury or substantial harm to real property interest(s) suffered as a result of the decision, all in accordance with Lewiston City Code § 37-185(b)(1). A form may be obtained from the City Clerk. A request for reconsideration shall be a mandatory exhaustion of an applicant or affected person's administrative remedies prior to the filing of an appeal of the Planning and Zoning Commission's decision to the City Council.

Within fourteen (14) calendar days after the Planning and Zoning Commission has adopted its written decision on reconsideration, an applicant or affected person may file with the City Clerk a written notice of appeal to the City Council, in accordance with Lewiston City Code § 37-185(c). A form may be obtained from the City Clerk. The written notice of appeal shall include, at a minimum, the following information: (1) the name and address of the applicant or affected person, (ii) identification of the section(s) of the Lewiston City Code or applicable state or federal law(s) that has been incorrectly applied or violated and a description of how they have been incorrectly applied or violated, and (iii) a description of the real or potential prejudice to a substantial right of the applicant or affected person. The fee required by Lewiston City Code § 37-188 shall be deposited with the City Clerk within the fourteen (14)-day period. If an appeal is not filed and/or the fee required by Lewiston City Code § 37-188 is not deposited within the fourteen (14)-day period, then the decision of the Planning and Zoning Commission shall be final.

Every final decision rendered shall provide or be accompanied by notice to the applicant regarding the applicant's right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. The mailing of a signed and dated copy of this Reasoned Statement of Relevant Criteria and Standards by the City to the applicant shall constitute compliance with such notice requirement. An applicant denied an application or an affected person aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance, as described above, seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

By:

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

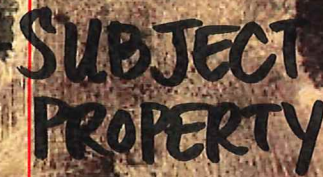
FOR CUP^{xx-xxxxxx}

Page 3 of 4

Printed: _____

Date of Signature: _____

ATTEST: _____
Tanya Brocke, Community Development Specialist



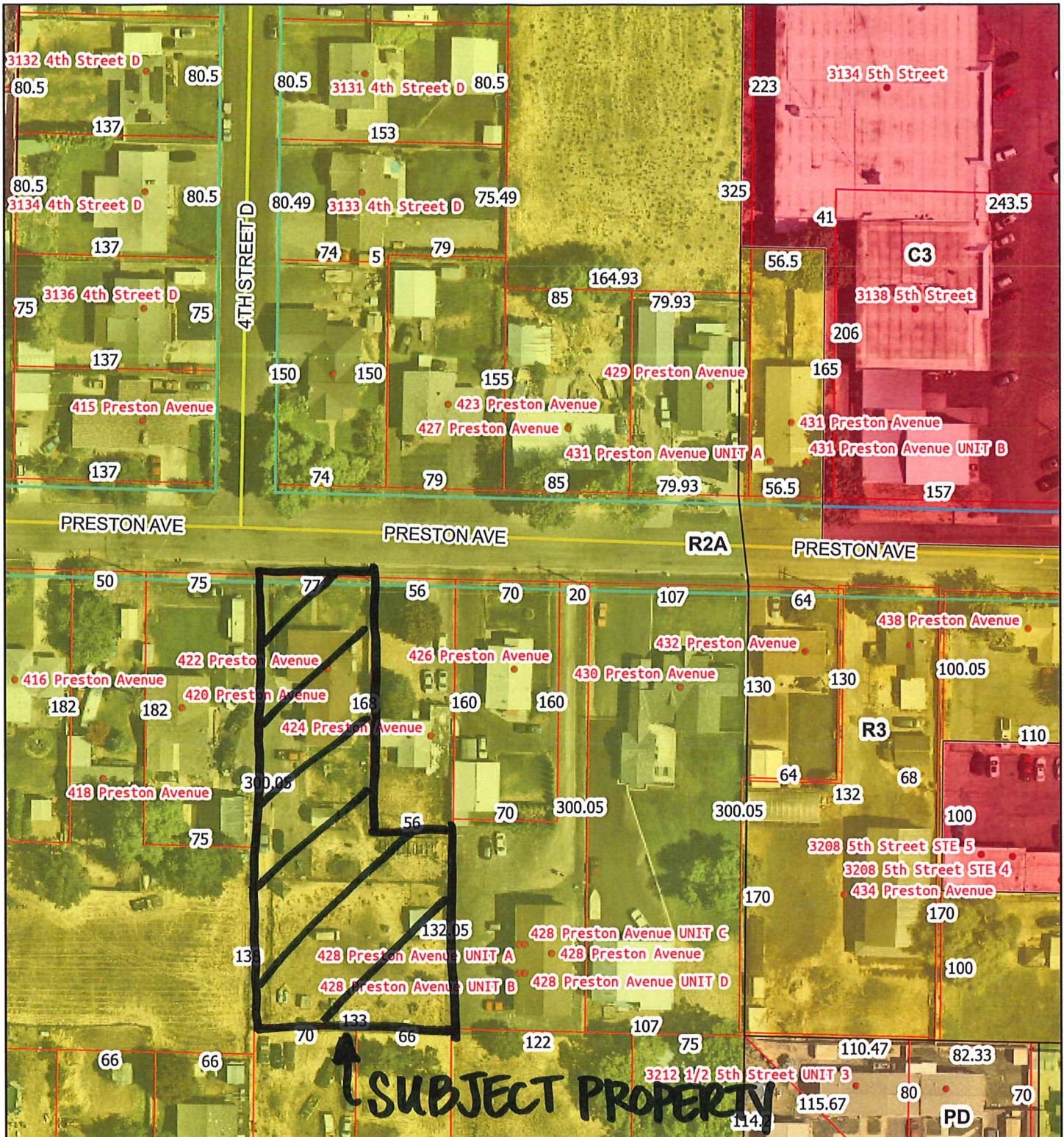
1:681

-
- Primary Street Reference
- URBAN PRINCIPAL ARTERIAL
 - URBAN MINOR ARTERIAL
 - URBAN COLLECTOR
 - RURAL MAJOR COLLECTOR
 - <all other values>
- City Limit
- Area City Impact
- Parks
- ROW
- Street
- Local
 - Collector
 - Arterial
- Unpaved Residential Alley
- Paved Residential Alley
- Paved Business District Alley
- Alley
- Minor Arterial
- Residential Collector
- Address
- adSites
- Parcel Annotation
- Scale: 0 30 60 120 ft / 0 5 10 20 m
- Microsoft, Vantor

ZONING MAP

City of Lewiston

CUP-26-4



7/14/2026, 11:15:53 AM

Primary Street Reference
 URBAN PRINCIPAL ARTERIAL
 URBAN MINOR ARTERIAL
 URBAN COLLECTOR
 RURAL MAJOR COLLECTOR
 <all other values>
 City Limit
 Area City Impact
 Parks
 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

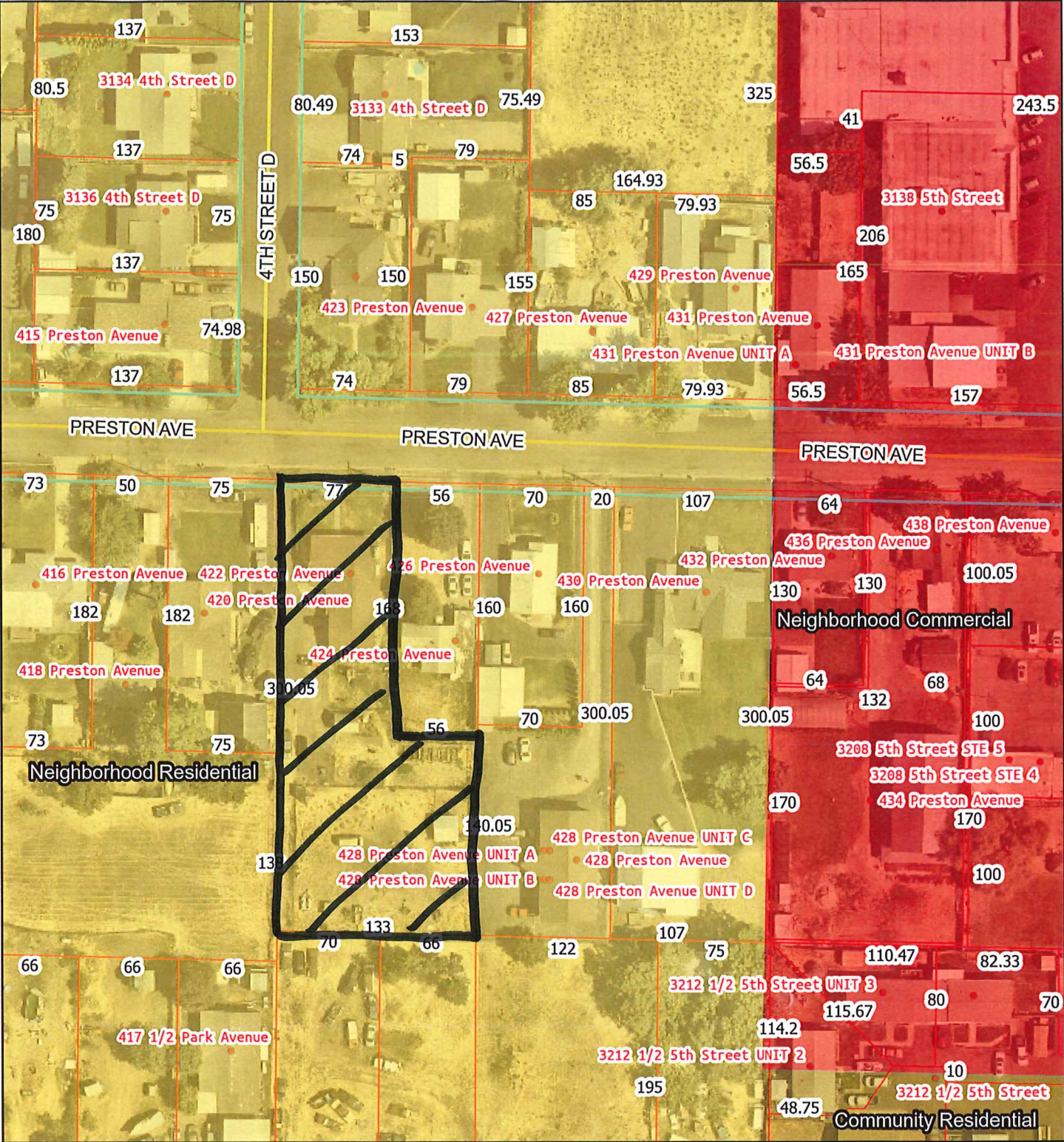
AIA - AIRPORT OUTER CRITICAL
 AIA - AIRPORT LATERAL SAFETY
 AIA - AIRPORT TRAFFIC PATTERN
 PD - PLANNED UNIT DEVELOPMENT
 F2 - AGRICULTURAL TRANSITION
 R1 - SUBURBAN RESIDENTIAL
 R2 - LOW DENSITY RESIDENTIAL
 R2A - LOW DENSITY RESIDENTIAL (LIVESTOCK)
 R3 - MEDIUM DENSITY RESIDENTIAL
 R4 - HIGHER DENSITY 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
 BASPAB - BRYDEN AVE SPECIAL PLANNING AREA
 FIB - FORM & IMPACT BASED
 MXD-NL - N LEWISTON MIXED USE DEVELOPMENT
 NHN - ZONE NHNZA = NORMAL HILL NORTH ZONE
 NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE
 NHMU - ZONE NHMU = NORMAL HILL MIXED USE
 NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE
 OZ - OVERLAY ZONE
 null
 Other
 ROW



0 50 100 200 ft
 0 15 30 60 m

Microsoft, Vantor



7/14/2026, 11:14:52 AM



**STAFF USE ONLY**

Case Number: _____

Hearing Date: _____

APPLICATION FOR ZONE CHANGE

By submitting this application to the City of Lewiston you are entering a quasi-judicial process. As such, you must not discuss the application with any member of the Lewiston Planning and Zoning Commission, or the Lewiston City Council, outside of the public hearing at which this matter will be heard.

APPLICANT INFORMATION

Full Name: Bean Jessica & Kyle Date: 6/25/2026
Last First M.I.

Address: 514 Thain Rd
Street Address Apartment/Unit #
Lewiston 83501
City State ZIP Code

Phone: 208-816-7955 Email jessica@unlocklcv.com

Property Owner: JK Bean LLC Phone: _____

Property Owner Mailing Address: _____

DESCRIPTION OF PROPERTY

Street Address of Subject Property: 3525 13th St, Lewiston

Subdivision Name: N/A See attached map

Block: _____ Lot: _____

OR, if not part of a subdivision, attach a metes and bounds description

NATURE OF REQUEST

Change **FROM** Zone District: R2A **TO** Zone District: R3

The Planning and Zoning Commission shall evaluate a requested amendment to a zoning district to determine the nature and extent of the requested change. If it is an accord with the adopted comprehensive plan, the commission may recommend and the council may adopt or reject the requested change. The commission may request documentation of land use impacts, both existing and proposed, through studies, presentations, or other documents, and may require said documentation to be stamped and signed by professionals deemed qualified by the commission.

NOTE: This application is not an application for development. The applicant shall not submit, nor will the city accept for the purpose of processing this application, any potential, intended, or conceptual development plans. Nor shall the applicant describe or otherwise represent or disclose any potential, intended, or conceptual development plans in the submittal of this application. Potential, intended, or conceptual development plans are not a criteria or factor for the hearing body in its consideration of this application and may unduly influence the consideration of this application.

Please provide **WRITTEN** responses to the following questions:

1. What is the Comprehensive Plan Designation of the property and of the adjoining properties? Describe how the requested zoning classification conforms to the adopted Comprehensive Plan map and text.

Neighborhood Commercial

Adjacent property uses vary from commercial use to multi-family & single family residential use.

Medium density residential zoning is a reasonable transition from commercial to residential.

2. Describe how the subject land is at least as well suited or is better suited for the proposed zoning district than the existing zoning district.

R3 is a more appropriate zone to transition from commercial to the west and south to R2A to the east versus transition from commercial to R2A directly.

3. Describe how the proposed rezone does not present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity.

R3 zoning would connect to existing R3 zoning to the north making it compatible with neighborhood zones.

4. Describe how the effects of the proposed rezone are not anticipated to place undue burden upon delivery of services provided by any political subdivision (i.e. taxing entity) within the planning jurisdiction, including school districts.

The proposed zone would allow for increased density on the existing land footprint. The change will increase service efficiently.

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

Housing density could increase to maximize permitted uses on the property. Infrastructure improvements will be addressed by staff suring design. Current capacity is anticipated to be sufficient for development.

6. If the subject property is located within a designated historic district, describe how the requested zone change will not be in conflict with the intents and purposes of Lewiston City Code Chapter 19.5, Historic Districts (A Certificate of Appropriateness from the Lewiston HPC is required).

N/A

APPLICANT'S CERTIFICATION

The applicant(s) hereby certifies that the information contained in this application is true and correct to the best of my/our knowledge.

Signature: 

Date: 6-30-24

The Property Owner hereby authorizes this application:

Signature: 

Date: 6-30-24

**** INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED****

APPLICATION PROCESS

1. The applicant submits the completed application to the Community Development Department requesting the Zone change. The representative of the Department reviews the application for completeness prior to further processing.

ALL MATERIALS INCLUDED IN THE APPLICATION MUST BE PROVIDED AT THIS TIME. INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED.

PLEASE NOTE: By submitting this application to the City of Lewiston, you are entering a quasi-judicial process. As such, you must not discuss the application with any member of the Lewiston Planning and Zoning Commission and/or the Lewiston City Council outside of the public hearing at which this matter will be heard.

2. The Community Development Department sets the public hearing date for the application according to the public hearing schedule. The Planning and Zoning Commission holds public hearings on the second and fourth Wednesday of each month. The Commission will make a recommendation on a zone change application to the City Council, who will also conduct a public hearing on the matter and render the decision. The City Council holds public hearings on the second and fourth Monday of each month. **Completed applications must be submitted at least four weeks prior to the public hearing date.** You will be notified of the hearing date when you submit your application.
3. The Community Development Department notifies all residents within 300 feet of the property for which you are requesting the Zone Change. This notifies them of the nature of your application, the date of the public hearing, and solicits comments from them.
4. The Community Development Department solicits comments from public agencies and City Departments so a recommendation can be made.
5. After all comments have been received, the Community Development Department prepares a staff report and recommendation for the Planning and Zoning Commission. You will receive a copy of this report and recommendation in advance of the meeting.
6. The Planning and Zoning Commission holds a public hearing on the request. The applicant is invited to speak as well as others who wish to provide testimony, whether in support or in opposition, to the request. **IT IS STRONGLY RECOMMENDED THAT YOU BE IN ATTENDANCE AT THIS MEETING.**
7. The Planning and Zoning Commission will make a recommendation to the City Council. This recommendation is forwarded to the City Mayor for submittal to the City Council.
8. The City Council sets a public hearing date, generally several weeks away to allow sufficient time for legal notice. The property owners who received notice for the Planning and Zoning public hearing will again receive notice of the City Council public hearing.
9. The City Council holds a public hearing on the request. If the City Council approves the PUD Amendment request. The City Attorney prepares an ordinance for the Council.
10. At subsequent public meetings, the City Council holds the first, second, and third readings of the Ordinance. Following the third reading and adoption of the Ordinance, the Ordinance is published in the newspaper, after which the PUD Amendment becomes final.

APPLICANT'S CHECKLIST

- ☐ Completed and signed application with supporting documents;
- ☐ Filing fee payable to the City of Lewiston;
- ☐ A correct legal description of the property;
- ☐ A site plan (11" x 17" or 8 ½" x 11") to scale

CITY MONUMENT 15A
CITY CONTROL COORDINATES:
N: 1719242.420
E: 2318007.515

Adjacent Record of Survey
Instrument #588291

Basis of Bearings

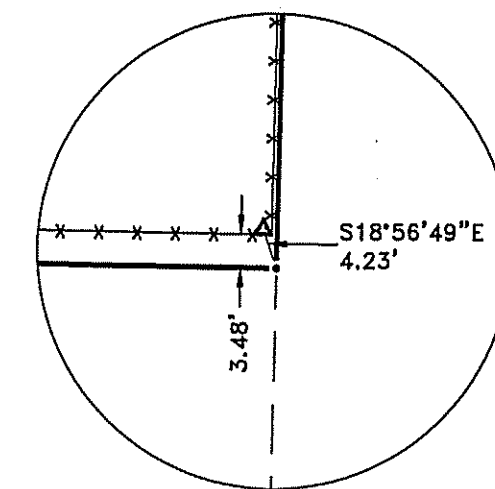
The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83 as shown between the found street centerline monument at the intersection of Cedar Avenue and 13th Street, and the found centerline monument at the intersection of Cedar Avenue and 14th Street, said bearing being S89°07'35"E.

Surveyor's Certificate

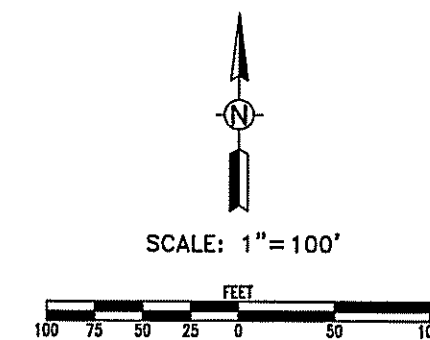
I, Benjamin Bailey, PLS #6271566, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Jessica and Kyle Bean in June 2026.

P.O. Box 8728
405 S. Washington
Lewiston, ID 83404
(208) 892-3520

Hodge & Associates, Inc.
Engineers • Surveyors • Landscape Architects
Lewiston, Idaho



DETAIL A
Scale: 1" = 20'



Legend



Found Monument as Described



Set 5/8" Diameter Rebar w/Aluminum
Cap Stamped "Hodge PLS 6271566"



Found 5/8" Diameter Rebar



Set Reference Monument - 5/8" Diameter
Rebar w/Aluminum Cap Stamped "REF MON
Hodge PLS 6271566"



Calculated Position



Found Centerline Monument



Block Number



Lot Number



Record Data - See Survey References



Subject Property Boundary Line



Adjacent Lot Line



Fence Line



Street Centerline



Street Right-of-Way



Platted Lot Line



Fly-Tile Line

Adjacent Record of Survey
Instrument #704213

12TH STREET

CL MONUMENT AT THAIN ROAD,
GRELL AVENUE, AND 13TH STREET
NOT VISITED THIS SURVEY.
See Note #4

ALDER AVENUE

Survey References:

1. Lewiston Orchards, Tract No. Three Plat, by C. Cartlitch, 1908.
2. Record of Survey, Instrument #588291, by G. Stone, PLS #4346.
3. Record of Survey, Instrument #704213, by J. Dunsmore, PLS #1003.
4. Warranty Deed, Instrument #927808, Munro to JK Bean LLC.
5. Community Property Agreement, Instrument #700204, George and Darla Hines.
6. Warranty Deed, Instrument #787075, Shubert to Krueger.
7. Warranty Deed, Instrument #838860, Roberts to Hamilton.
8. Warranty Deed, Instrument #859881, Latham to Latham Family Trust.
9. Warranty Deed, Instrument #883371, Wight to Taylor.

Surveyor Narrative

1. The purpose of this survey was to locate, monument and map the boundaries of the parcel described in Warranty Deed, Instrument #549208, as shown hereon.
2. The centerline line of Cedar Avenue between 13th Street and 14th Street was located to establish the Basis of Bearings and primary boundary control. The Parcel described in Warranty Deed, Instrument #549208 was rotated to project basis and located accordingly.
3. The boundaries of the southern portion of Block 48 of the Lewiston Orchards Tract No. 3 Subdivision was located using street centerline monuments at these intersections:
Cedar Avenue and 13th Street
Cedar Avenue and 14th Street
Grell Avenue and 14th Street
Grell Avenue and 12th Street
Alder Avenue and 13th Street
Platted lots within the said block were proportioned accordingly.
4. The centerline monument located at the intersections of Thain Road, Grell Avenue, and 13th Street, was not used to locate the south and west boundaries of Block 48 for these reasons:
 - Thain Road and Grell Avenue are arterial streets, and there were safety concerns about putting a crew in this situation.
 - Coordinates for the monument were obtained from the City of Lewiston.
 - The monument location is different than that shown in the Lewiston Orchards Tract No. 3 Plat and is offset 14.79 feet to the west from the alignment along 13th Street (due to the widening of Thain Road).
5. A possible fence encroachment was found along the south line of the property, ranging 3.48 - 3.74 feet to the north of the calculated line. A reference monument was set to the inside of the fence for the southeast property corner, as a structure and fence has hindered access to the actual calculated corner.
6. Survey data were collected using an Emild Reach RS2+ RTK GNSS Receiver connected to the Washington State Reference Network. Corrections were received from base station LEWISTON CORS ARP, and a combined scale factor of 1.00001963 was applied to grid distances for conversion to ground distances.
7. This survey was conducted without a title search. It does not show the existence of all easements and or encumbrances, recorded or unrecorded that may affect this property.
8. Prior to any conveyance, compliance with any state and local statutes, ordinances and regulations governing the division of land are the landowner's responsibility.

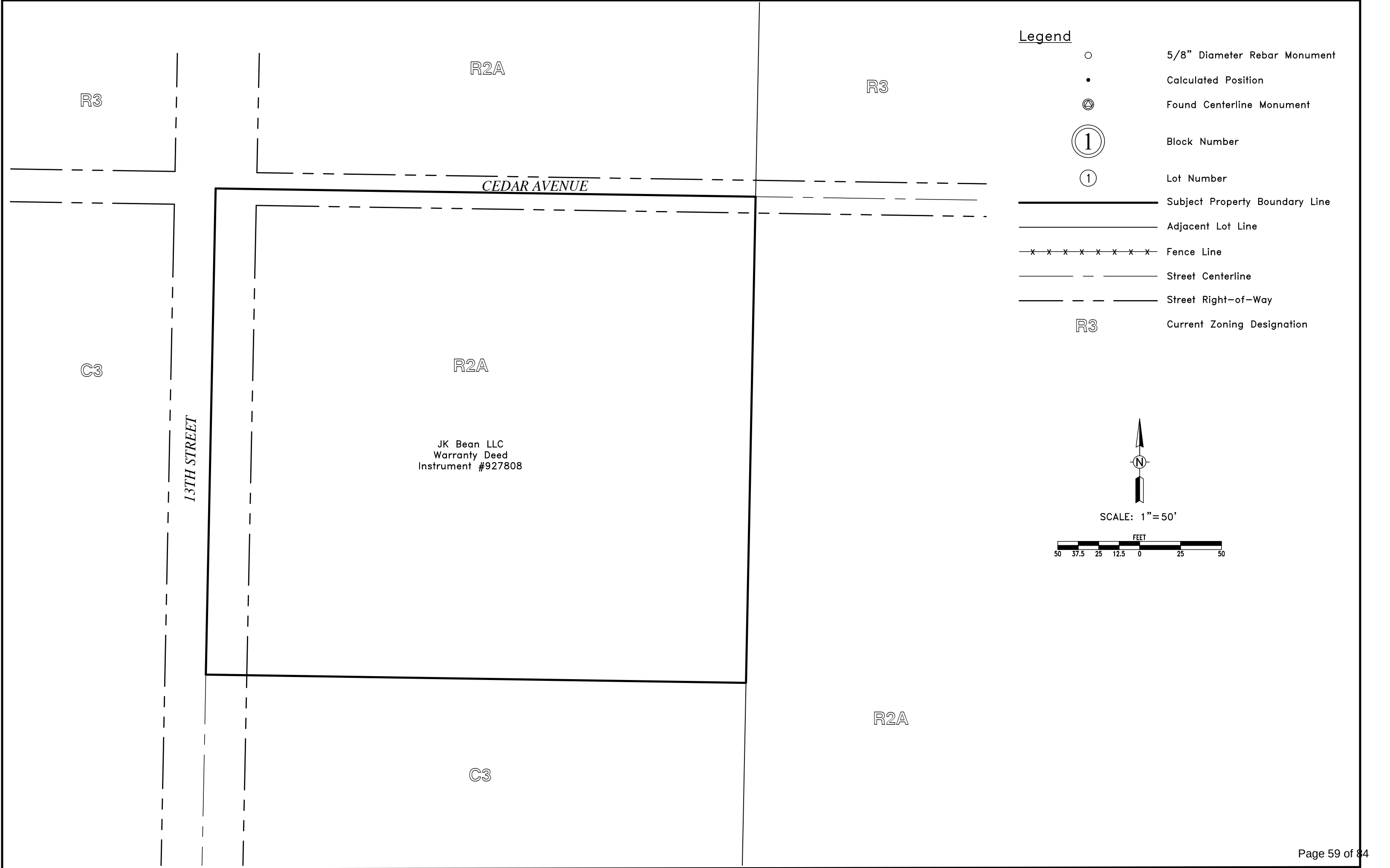
CONFORMED

Instrument # 929790

NEZ PERCE COUNTY
6-24-2026 08:29:07 AM No. of Pages: 1
Recorded for: HODGE & ASSOC INC
PATTY WEEKS Fee: 5.00
Ex-Officio Recorder Deputy *Libby Hart*
Index to: SURVEYS

Record of Survey for:
JK Bean LLC
Lewiston, Idaho

Drafted by: BB
Checked by: SW / DC
File Name: 4911 ROS.dwg
Tab: Layout
Plot Style: OCE.ctb
Project: 4911 06 2026
Date: 6/24/26





Instrument # 927808
NEZ PERCE COUNTY, IDAHO
03-25-2026 04:22:13 PM No. of Pages: 1
Recorded for: ALLIANCE TITLE - LEWISTON OFFI
PATTY WEEKS Fee: \$15.00
Ex-Officio Recorder Deputy Lindsey Eberhardt
Index to: WRNTY/QCD (101)
Electronically Recorded by Simplifile

WARRANTY DEED

Escrow No.: 1066239

FOR VALUE RECEIVED

Timothy L. Munro and Linda M. Munro, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

JK Bean, LLC, an Idaho Limited Liability Company

whose current address is:
2319 Grelle Avenue
Lewiston, ID 83501

the grantee(s), the following described premises, in Nez Perce County, Idaho,
TO WIT:

That part of Lot 5 of Block 48 of Lewiston Orchards Tract No. 3, Nez Perce County,
Idaho, more particularly described as follows, to-wit:

Start from the monument at the intersection of the centerlines of 13th Street and
alley running East and West through Block 48, proceed South 0°04' East along the
centerline of 13th Street for 297 feet; thence North 89°40' East for 330 feet to the
East line of Lot 5, Block 48; thence North 0°04' West along said lot line for 297
feet to the centerline of alley; thence South 89°40' West along said centerline for
330 feet to the centerline of 13th Street to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record. And that (s)he will
warrant and defend the same from all lawful claims whatsoever.

Dated: March 24, 2026

as attorney-in-fact
Timothy L. Munro by Linda M. Munro
Timothy L. Munro by Linda M. Munro as Attorney-in fact

Linda M. Munro
Linda M. Munro

State of Idaho} ss.
County of Nez Perce}

On this 24th day of March, 2026, before me, *Jordan Farrington*, a Notary Public in
and for said state, personally appeared Linda M. Munro known as an individual and identified to
me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of
Timothy L. Munro, and subscribed the name of Timothy L. Munro as principal and his/her own
name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and
year first above written.

Jordan Farrington
Notary Public for the State of Idaho
Residing at: Lewiston, ID
Commission Expires: *12/13/27*

JORDAN FARRINGTON
Commission #20215961
Notary Public
State of Idaho

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 July 22, 2026 at 5:30 pm.

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501**

Seating will be available on a first-come, first-served basis.

This public hearing will be to determine approval or denial of the following proposal:

PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC-26-2 BY JESSICA AND KYLE BEAN (ACTION ITEM): The applicant requests a zone change from Low Density Residential, R2A, Zone to Medium Density Residential, R3, Zone for the 2.01 acres at 3525 13th Street.

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Katie Hollingshead at the Community Development Department at khollingshead@cityoflewiston.org or (208) 746-1318, ext. 7261.

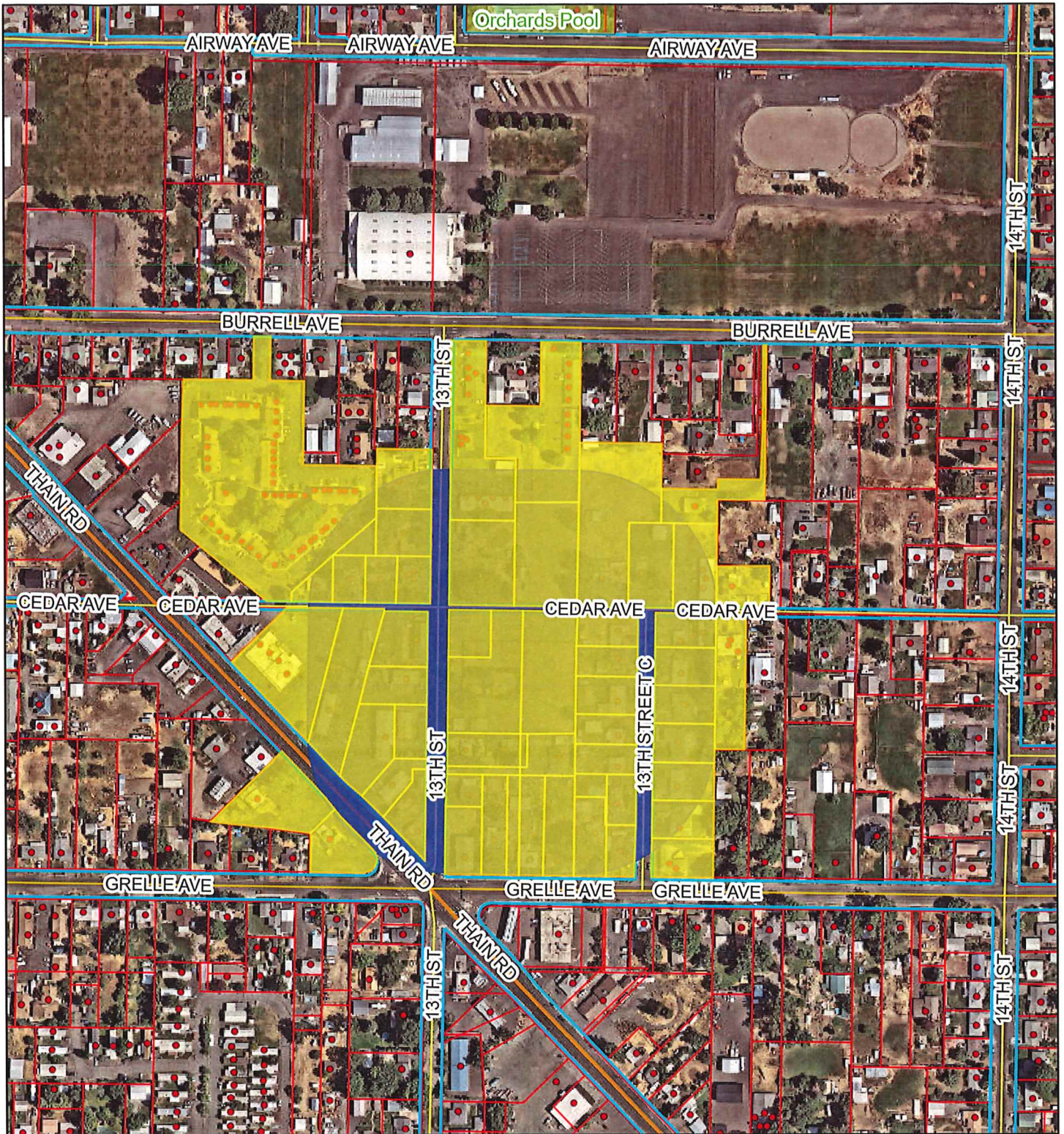
Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday July 21, 2026** by: Emailing dortiz@cityoflewiston.org or 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 July 5, 2026.

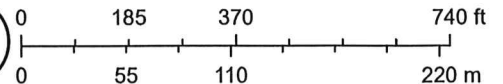
The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator, Dawn Ortiz, at least forty-eight (48) hours in advance of the meeting at dortiz@cityoflewiston.org or (208) 746-1318, ext. 7265.

City of Lewiston



6/29/2026, 4:18:45 PM

1:3,975



Vantor

OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
JK BEAN LLC		2319 GRELLE AVE	LEWISTON	ID	83501	3525 13TH ST
LATHAM FAMILY TRUST	LATHAM KYLE D &	P O BOX 588	OROFINO	ID	83544	3529 13TH ST
KRUEGER BRIAN S		3524 13TH STREET C	LEWISTON	ID	83501	3524 13TH ST C
HINES DARLA R		3526 13TH STREET C	LEWISTON	ID	83501	3526 13TH ST C
HAMILTON WILLIAM W		PO BOX 64	WHITE SALMON	WA	98672	3522 13TH ST C
TAYLOR JOHN P &	TAYLOR LAURA L	3530 13TH STREET C	LEWISTON	ID	83501	3530 13TH ST C
HOWELL LEVON &	HOWELL LAUREN	3519 13TH ST	LEWISTON	ID	83501	3519 13TH ST
ROGERS CLINTON A &	ROGERS TAMARA S	1240 CEDAR AVE	LEWISTON	ID	83501	1240 CEDAR AVE
L & T PROPERTIES LLC		2319 POWERS AVE	LEWISTON	ID	83501	3526 13TH ST
JOHNSON JOSH W &	JOHNSON TRACHELLE M	3244 EXPEDITION WAY	LEWISTON	ID	83501	
WEATHERMON ALYSE	WEATHERMON ALYSE N	3532 13TH STREET C	LEWISTON	ID	83501	3532 13TH ST C
JULIAN CLAY &	JULIAN SCOTTIE LIVING TRUST	150 GARNET DR	ST MARIES	ID	83861	3533 13TH ST
DUGGER ERIC C &	DUGGER JAMIE L	600 NE 153RD AVE	VANCOUVER	WA	98684	3520 13TH ST
EDWARDS ELIZABETH ANN &	DAYTON GEORGE LANE &	1303 GRELLE AVE	LEWISTON	ID	83501	1303 GRELLE AVE
EDWARDS KENNETH H &	EDWARDS ELIZABETH A	1303 GRELLE AVE	LEWISTON	ID	83501	1305 GRELLE AVE
ACHESON JESSE		1307 GRELLE AVE	LEWISTON	ID	83501	1307 GRELLE AVE
LINDSEY MICHAEL		3534 13TH STREET C	LEWISTON	ID	83501	3534 13TH ST C
GPS CONTRACTING LLC		1836 ALDER CT	LEWISTON	ID	83501	549 THAIN RD
WISMAN TRAVIS		3525 13TH STREET C	LEWISTON	ID	83501	3525 13TH ST C
CLARK NICK B &	CLARK JULIE A	559 THAIN RD	LEWISTON	ID	83501	557 THAIN RD
ANDERSON CHASE JOHN RICHARD		211 KARIN CT	LEWISTON	ID	83501	1315 CEDAR AVE
LUCKY PENNY LEGACY LLC		2946 RIVERVIEW TERRACE	LEWISTON	ID	83501	1301 GRELLE AVE
BARNES ANDREW &	BARNES BREIANNE	3527 13TH STREET C	LEWISTON	ID	83501	3527 13TH ST C
POND MICHAEL W &	POND MICHELLE L	3512 13TH ST	LEWISTON	ID	83501	3512 13TH ST
HERITAGE QUEST LLC		174 E NEIDER AVE UNIT 72	COEUR D'ALENE	ID	83815	1320 CEDAR AVE
NANNINGA CLIFFORD JOHN		1311 GRELLE AVE	LEWISTON	ID	83501	1311 GRELLE AVE
HENRICHS TIMOTHY		3529 13TH STREET C	LEWISTON	ID	83501	3529 13TH ST C
PARKIN JAMES W IV		PO BOX 138	ANGOON	AK	99820	1311 CEDAR AVE
PEARSON TRAVIS L &	PEARSON JESSICA S	1233 CEDAR AVE	LEWISTON	ID	83501	1233 CEDAR AVE
MEISNER GARY &	MEISNER GRACE REVOCABLE TRUST	PO BOX 286	LEWISTON	ID	83501	
BRANDT JOHN W IV		3533 13TH STREET C	LEWISTON	ID	83501	3533 13TH ST C
GRAYBILL JEFFREY K &	GRAYBILL LAURA A	3536 13TH STREET C	LEWISTON	ID	83501	3536 13TH ST C
PROFITT MICAH S &	PROFITT LAUREN N	833 CEDAR AVE	LEWISTON	ID	83501	1317 CEDAR AVE
HAUKEDAHL LOUISE O &	HAUKEDAHL LOUISE	1231 CEDAR AVE	LEWISTON	ID	83501	1231 CEDAR AVE
SOUTHER CHANTELLE		1322 CEDAR AVE UNIT A	LEWISTON	ID	83501	1322 CEDAR AVE
COLE JEFFERY		3510 13TH ST	LEWISTON	ID	83501	3510 13TH ST
ANDREWS KYLE &	ANDREWS SAMANTHA	2621 GRELLE AVE	LEWISTON	ID	83501	539 THAIN RD

COONS CARL E SR &	PIERCE JOANIE R	3535 13TH STREET C	LEWISTON	ID	83501	3535 13TH ST C
BUNDY RENTALS L L C		1121 VINEYARD DR	LEWISTON	ID	83501	3505 13TH ST
JOHNSON JOSH W &	JOHNSON TRACHELLE M	3244 EXPEDITION WAY	LEWISTON	ID	83501	1308 BURRELL AVE
UTKE JAMES A		3317 14TH ST	LEWISTON	ID	83501	1319 CEDAR AVE
SPEARS SANDRA R		1438 RIPON AVE	LEWISTON	ID	83501	556 THAIN RD
MANLEY BENNETT D &	MANLEY SOPHEE C	804 11TH ST	LEWISTON	ID	83501	3537 13TH ST C
EARL KAMI INVESTMENTS LLC		235 LARKSPUR LN	LEWISTON	ID	83501	550 THAIN RD
VONK CHRISTINA MAREE		1324 A BURRELL AVE	LEWISTON	ID	83501	1324 A BURRELL AVE
MEISNER GARY &	MEISNER GRACE REVOCABLE TRUST	PO BOX 286	LEWISTON	ID	83501	1226 BURRELL AVE



The Proposal regarding the zone change application znc26-2 by JK Bean LLC

1 message

Liz <lizanns@msn.com>

Mon, Jul 13, 2026 at 3:37 PM

To: "khollingshead@cityoflewiston.org" <khollingshead@cityoflewiston.org>

To: Katie Hollingshead

July 13, 2026

To the Planning and Zoning Commission,

Re:Zone Change Application

ZNC-26-2 (JK BEAN LLC)

I am writing to strongly oppose Zone Change Application ZNC-26-2 for the proposed development at 3525 13th St.

This project would increase traffic and noise in an area that is already heavily impacted by surrounding businesses, especially at the intersection of Thain Road and 13th Street. I am also strongly opposed to any high-rise apartment building at this location. My family has lived in our home for nearly 40 years, and a high-rise would destroy the privacy we have enjoyed and permanently change the character of our neighborhood.

I respectfully urge the Planning and Zoning Commission to deny this application and protect the quality of life of the residents who call this neighborhood home.

Thank you for your consideration.

Sincerely,

Ken & Liz Edwards

**Re: Zone change for 3525 13th street**

1 message

Dawn Ortiz <dortiz@cityoflewiston.org>

Wed, Jul 8, 2026 at 9:28 AM

To: Lauren Howell <laurennfish17@gmail.com>

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

Good morning, Lauren. Thank you for your comment; it will be passed 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

On Wed, Jul 8, 2026 at 8:20 AM Lauren Howell <laurennfish17@gmail.com> wrote:

I am writing to express my opposition to the proposed rezoning of the property located at 3525 13th Street from R2A to R3.

I reside across the street to the property at 3519 13th Street and am concerned about the potential impacts this rezoning could have on our neighborhood, our quality of life, traffic patterns, and the safety of those who live and travel through this area.

The existing R2A zoning is consistent with the established character of this area and provides an appropriate balance for the neighborhood. While our neighborhood already includes a mix of housing types, including a duplex across the street and other smaller apartment-style residences nearby, the proposed change to R3 would allow for a higher intensity of residential development on this specific property. My concern is not with different types of housing existing in the neighborhood, but whether this particular location has the infrastructure and street design necessary to safely support additional density.

Increased density would likely result in additional traffic, greater demand for on-street parking, increased noise, and additional strain on existing infrastructure and public services. The property currently includes an unused portion of land and an existing single-family home, but changing the zoning would allow for future development at a greater density than is currently permitted.

I am particularly concerned about public safety and traffic flow. The section of 13th Street directly in front of the proposed property is one-way, requiring traffic accessing this area to travel down our portion of 13th Street. Cedar Avenue, which separates our properties, is a narrow street that often only allows one vehicle to pass at a time. These existing conditions create concerns about whether the surrounding streets can safely accommodate additional vehicle traffic, parking demand, and increased activity associated with higher-density development.

Our neighborhood also lacks sidewalks, and this route is used daily by children and families walking to the nearby elementary school, located only about one block away. Because pedestrians must share the roadway with vehicles, any increase in traffic would create additional safety concerns for children, families, and other pedestrians who already have limited protection.

As a property owner, I am also concerned about the potential impacts on neighboring properties, including privacy, noise, parking availability, and the overall residential atmosphere that makes this neighborhood a desirable place to live. I believe the current zoning strikes an appropriate balance for this area and that changing it would significantly alter the character of the neighborhood.

I respectfully ask the City to carefully consider the long-term impacts this rezoning could have on surrounding homeowners, neighborhood compatibility, traffic patterns, pedestrian safety, parking availability, and the limitations of the existing infrastructure. For these reasons, I urge the City to deny the request to rezone 3525 13th Street from R2A to R3.

Thank you for your time and consideration of my comments.

Sincerely,

Lauren Howell
[3519 13th Street](#)
Lewiston, ID



PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 7/06/2026

Case File Number: ZNC-26-2

Applicant:

Jessica & Kyle Bean
514 Thain Road
Lewiston, ID 83501

Property Owner:

JK Bean LLC
514 Thain Road
Lewiston, ID 83501

Site Location:

3525 13th Street
Lewiston, ID 83501

Request/Proposal:

The applicant requests a zone change from Low Density Residential, R2A, Zone to Medium Density Residential, R3, Zone for the 2.01 acres at 3525 13th Street to develop some sort of multi-family housing as allowed as a use by right in the Medium Density Residential, R3, Zone.

Subject Property and Surrounding Land Uses:

The subject property is an approximately 2.01 acre parcel at the intersection of 13th Street and Cedar Avenue that contains a single family dwelling and two (2) accessory buildings. Properties to the north are a mix of multi-family dwellings and single family dwellings, with the Nez Perce County Fairgrounds on block to the north at the intersection of 13th Street and Burrell Avenue. Properties to the north are zoned both R3 and R2A. Properties to the west, across 13th Street, are commercial in nature with those properties being zoned Community Commercial,

ZNC-26-2

C3, Zone. Properties to the immediate south are single family dwellings but are zoned Community Commercial, C3, Zone. Properties to the east are a mix of duplexes, triplexes and single family dwellings and are zoned Low Density Residential, R2A, Zone.

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

- **DIVISION 4. - LOW DENSITY RESIDENTIAL ZONE R-2A**

- **Sec. 37-34. - R-2a low density residential zone.**

Purpose. To provide land for lower density residential development with the keeping of livestock as a conditional use.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 4, 7-1-96; Ord. No. 4249, § 13, 10-25-99)

- **Sec. 37-35. - Uses permitted outright.**

In an R-2A 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) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;

(7) Mortuary, subject to the special conditions of [section 37-20.1\(1\)](#) of this Code;

(8) Park, subject to the special conditions of [section 37-20.1\(4\)](#) of this Code;

(9) School, subject to the special conditions of [section 37-20.1\(3\)](#) of this Code;

(10) Preschool, subject to the special conditions of [section 37-20.1\(6\)](#) of this Code;

(11) Single-family dwelling;

(12) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;

(13) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 14, 10-25-99; Ord. No. 4385, § 5, 2-14-05; Ord. No. 4398, § 8, 1-9-06; [Ord. No. 4841](#), § 6, 11-14-22; [Ord. No. 4944](#), § 7, 7-14-25)

ZNC-26-2

- **Sec. 37-36. - Conditional uses permitted.**

In an R-2A 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) Keeping of livestock, subject to the standards of [sections 37-195](#) through [37-199](#) of this Code;
 - (6) Long-term care facility;
 - (7) 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;
 - (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 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;
 - (13) 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;
 - (14) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a density greater than nine (9) dwelling units per acre;
 - (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 density greater than nine (9) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 15, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4354, § 2, 3-29-04; Ord. No. 4385, § 6, 2-14-05; Ord. No. 4398, § 9, 1-9-06; Ord. No. 4433, § 3, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 2, 3-28-16; Ord. No. 4676, § 5, 11-28-16; Ord. No. 4742, § 2G, 8-19-19; Ord. No. 4799, § 4, 3-8-21; [Ord. No. 4841](#), § 7, 11-14-22; [Ord. No. 4944](#), § 8, 7-14-25)

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

In an R-2A 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 four thousand (4,000) 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 seventy (70) feet.
- (5) Lot depth shall be a minimum of one hundred (100) feet.
- (6) 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. 4381, § 2, 1-24-05; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 6, 11-28-16)

- **Sec. 37-38. - Yards.**

Except as provided in article VIII, in an R-2A 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 that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet 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.
- (Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-39. - Lot coverage.**

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

(Ord. No. 4108, § 2, 8-15-94)

- **Sec. 37-40. - Height of buildings.**

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

(Ord. No. 4108, § 2, 8-15-94)

- **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.

- **Sec. 37-124.1. - Standards for multifamily development.**

Where multifamily dwellings are allowed as a use permitted outright or as a conditional use, the following standards shall apply:

(1) Parking must be paved and meet all requirements of article VII, off-street parking and loading.

(2) Where more than one (1) detached single-family dwelling exists on one (1) lot, the minimum required lot area shall be the minimum required by the zoning district multiplied by the number of detached single-family dwellings.

(Ord. No. 4499, § 3, 1-28-08; Ord. No. 4676, § 27, 11-28-16)

Comprehensive Plan:

The subject property is located in the Neighborhood Commercial Future Land Use Designation. Applicable items from the Comprehensive Plan are as follows;

Neighborhood Commercial areas provide low-mid intensity commercial services primarily for surrounding residents. More intense and larger scale businesses should be located at intersections of collectors and arterial roadways and should be less intense. These areas may also provide a transition from more intense commercial or industrial uses to less intense and smaller scale residential areas. Suggested Residential Density Range is 8+ dwelling units per acre with the following essential considerations.

Location: Commercial uses remain along street frontage. Residential uses are located above or behind commercial uses when present.

Intensity: Provides transition in intensity from adjacent uses/zones and provides an appropriate transition in building use, type, and scale from surrounding uses.

Access: Located on a collector or arterial roadway with adequate access for the proposed use.

Infrastructure: The existing or planned infrastructure is adequate to meet the needs of the proposed use.

Compatibility: The presence of residential would not possibly hinder future commercial uses adjacent commercial areas. The proposed location is not within the proximity of industrial uses in areas identified for additional industrial uses in the future land use map.

Residential attached and Residential Multi-Unit are both listed as supporting uses in the Neighborhood Commercial Future Land Use Designation.

LU.1 Accommodate future development and redevelopment

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.

LU.2 Provide housing choices throughout Lewiston

LU.2.1 Diversity possible housing options. Ensure that a variety of types, scale and density-appropriate housing can be constructed throughout Lewiston, promoting neighborhoods that cater to residents of all incomes, ages, family structures and cultures.

LU.2.2 Allow for density by ensuring compatibility. Build additional housing types in a scale appropriate way that fits into existing neighborhoods.

ED.2.3 Improve housing affordability for lower-income households. Housing is a critical element in the attraction and long term retention of employees, and is needed at all levels of income but is mostly in demand at lower price points.

ED.2.3.2 Attract an increased variety of housing types to accommodate new workers.

H.1 Increase housing quality and production

H.1.1 Improve quality of and access to affordable housing. Implement related existing plans and identify solutions for housing access.

H.1.3 Evaluate regulation for barriers to housing. Assess and amend subdivision and zoning regulations to change factors that limit the ability to build new housing where appropriate.

H.1.3.2 Encourage more housing through support of conditional use permit and planned unit development applications for needed housing types, evaluating and updating zoning code to allow for more needed housing types, and incentives like density bonuses to facility more housing units.

H.1.3.3 Study and act to overcome barriers to housing development for housing types that are not currently being built (e.g. multifamily and missing-middle housing). Barriers may include parking requirements, state restrictions on uses of funding, environmental review, developer infrastructure investments, permitting timelines, land availability, lack of land zoned for these housing types, lack of zoning code use by right allowance for these housing types, and others.

H.2 Diversity housing options

H.2.1 Raise community awareness and interest for missing middle housing types. Educate developers and residents and the benefits of a diverse range of housing.

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

H.2.2.1 Evaluate existing land use regulations for areas where additional missing middle housing could be accommodated and update as needed. Consider incentives such as reduced permitting fees for these housing types.

H.3.2.1 Identify areas within waling distance of existing or planned transit services and direct resources to encourage missing-middle and denser housing types in those locations.

H.3.2.2 Evaluate infrastructure for areas with existing excess capacity and target additional housing resources in those locations.

H.3.2 Maximize efficient housing development. Encourage denser housing types in areas with infrastructure capacity and transit access.

H.3.2.1 Identify areas within walking distance of existing or planned transit services and direct resources to encourage missing-middle and denser housing types in those locations.

H.3.2.2 Evaluate infrastructure for areas with existing excess capacity and target additional housing resources in those locations.

Input From Other Departments/Agencies:

The Engineering Division of Public Works provided no comments on the application.

The Lewiston Fire Department provided no comments on the application.

Analysis:

The subject property is a 2.01 acre lot that contains a single family dwelling and some accessory buildings. A majority of the property is vacant land. The applicant is requesting a zone change from the existing Low Density Residential,

R2A, Zone to Medium Density Residential, R3, Zone so that they may development multi-family housing as allowed in the R3 zone. The subject property is located across the street (Cedar Avenue) from other lands zoned R3 that contain multifamily dwellings. The surrounding neighborhood is a mix of both larger scale multi-family (to the northwest at 1226 Burrell Ave) and several smaller scale multi-family units to the north and east. The subject property is also located across the street from lands zoned Community Commercial, C3, Zone, with several commercial businesses operating along Thain Road and connecting to 13th Street.

The subject property is located at the corner of 13th Street and Cedar Ave. Both 13th Street and Cedar Ave are designated as local roads at this location. 13th Street is a one-way street between Grelle Avenue and Cedar Avenue with only north bound traffic allowed. The subject property is located 1 block south of the intersection of 13th Street and Burrell Avenue. Burrell Avenue is a collector street. There is a transit bus stop at the Nez Perce County Fairgrounds, also located at 13th Street and Burrell Avenue. The subject property is also located one block north of the intersection of 13th Street, Grelle Avenue and Thain Road. Grelle Avenue is designated as a collector street and Thain Road is designated as an arterial street.

The subject property is located in the Neighborhood Commercial Future Land Use Designation which calls for both lower intensity commercial uses and multifamily residential uses. The subject property's location on local roads, behind the commercial corridor and Thain Road arterial, make it appropriate for the Medium Density Residential, R3, Zone and the associated multifamily uses allowed by right in that zone. 13th Street does not have curb, gutter or sidewalk at this location, but is one block from Burrell Avenue and the Nez Perce County Fair Building and the City of Lewiston Transit stop that is located there. 13th Street adjacent to the subject property is a one way street, allowing only northbound traffic from the intersection of 13th Street and Grelle to the intersection of 13th Street and Cedar.

Under the proposed Medium Density Residential, R3, zone the subject property could be developed into multifamily dwellings, such as apartments, and based on the 2 acres of land, could be developed with up to 55 units (if able to physically fit that number of units in the 50% lot coverage allowed), but would also have to provide 55 parking stalls along with two (2) ADA accessible stalls (again, if physically able to fit that on the parcel). The subject property could also be developed into a Manufactured Home Park with up to 32 units, again meeting the development standards from Lewiston City Code Chapter 23, regarding spacing, setbacks and provided parking.

Under the existing Low Density Residential, R2A, zone the subject property could possibly be developed (by right, with no public hearing requirement) into nine (9) single family, each with an accessory apartment, or duplex lots. That would equate 18 dwelling units built on the subject property after subdivision.

While the Commission is limited in scope to deciding the potential land use of the subject property, it might be worthwhile to consider that a single family subdivision of the property would result in a greater number of driveway accesses from Cedar Avenue into the subject property, than a multifamily development would.

The subject property is located in a neighborhood that has been identified by the Comprehensive Plan Work Plan Committee (a subcommittee of the Planning and Zoning Commission) as being appropriate for upzoning and the rezone of the subject property would continue an existing segment of R3 zoned property further south and would help to create that desired buffer zone between the existing commercial zone to the west and the single family dwelling to the east.

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

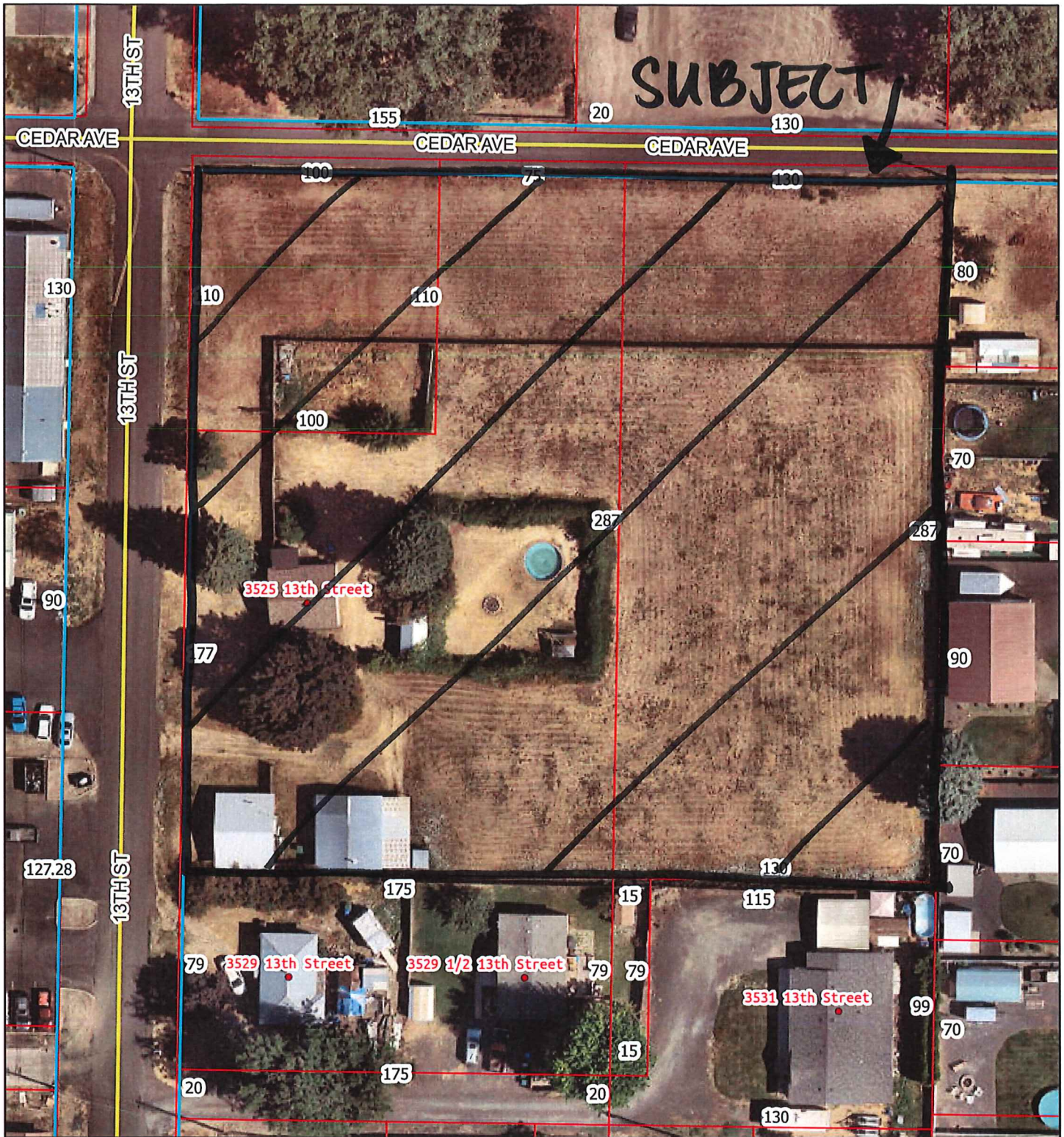
FOR ZNC **xx-xxxxxx**

Page 2 of 3

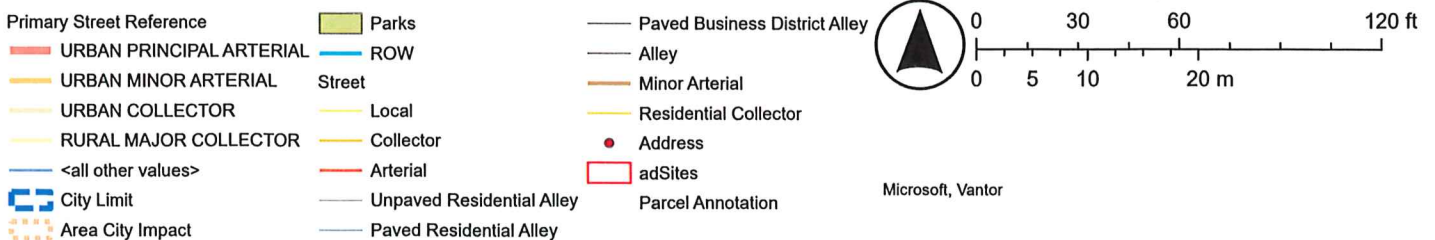
Printed: _____

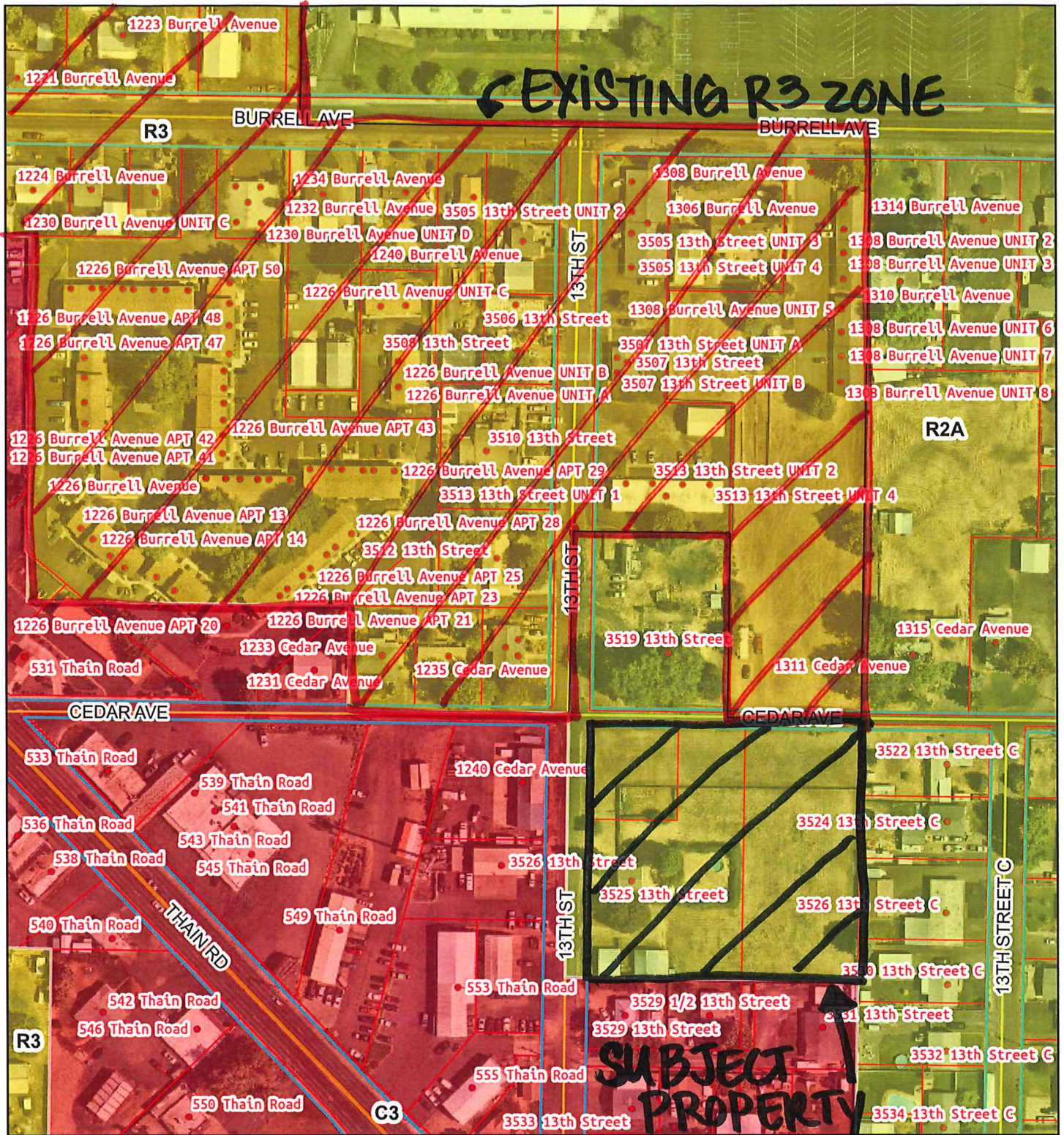
Date of Signature: _____

ATTEST: _____
Tanya Brocke, Community Development Specialist



7/14/2026, 11:10:41 AM

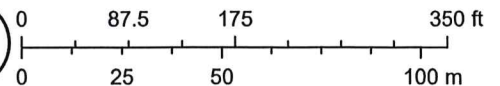




7/14/2026, 11:07:58 AM

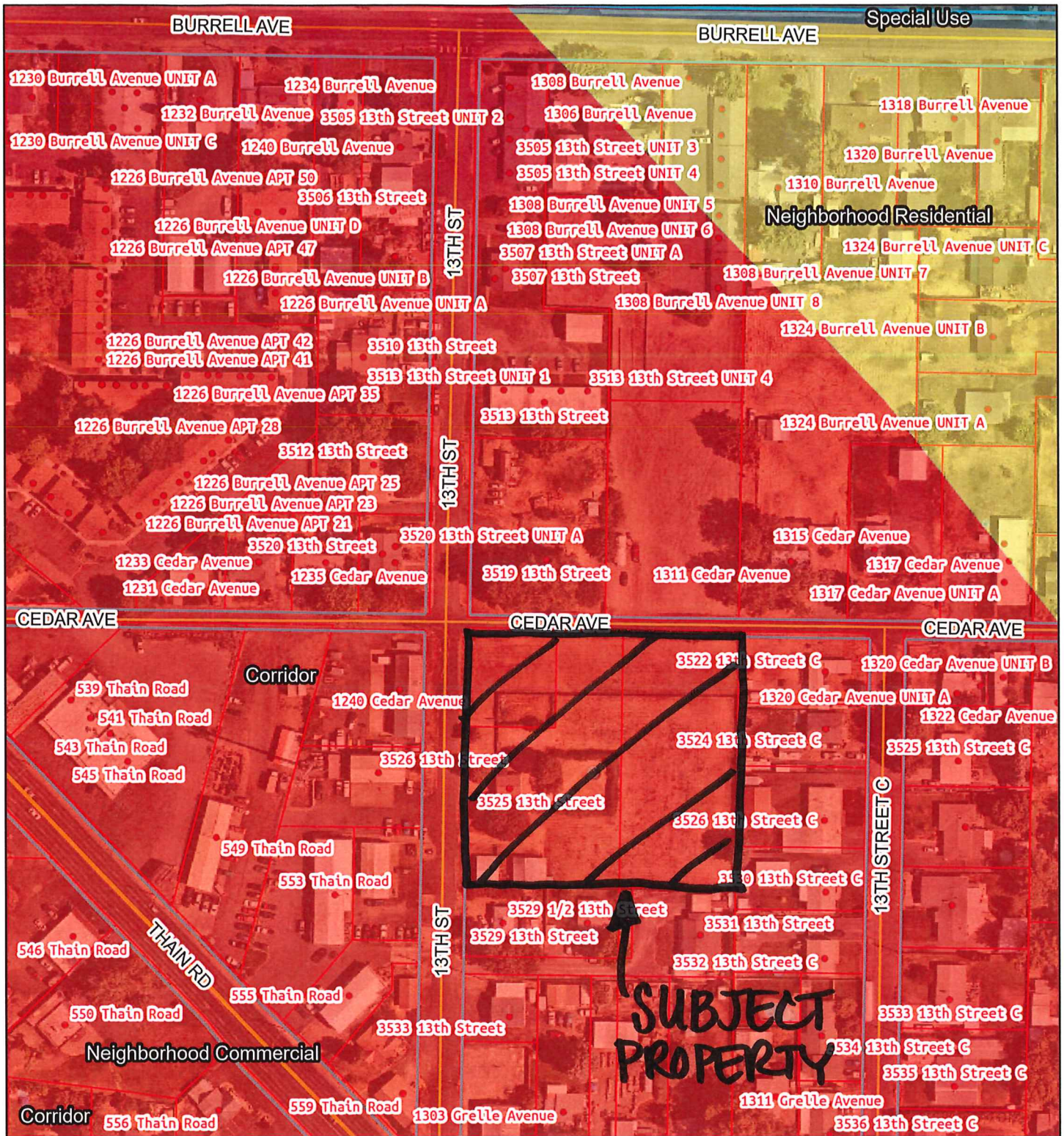
1:1,892

- | | | |
|---|---|--|
| <p>Primary Street Reference</p> <ul style="list-style-type: none"> URBAN PRINCIPAL ARTERIAL URBAN MINOR ARTERIAL URBAN COLLECTOR RURAL MAJOR COLLECTOR <all other values> City Limit Area City Impact Parks <p>Zoning</p> <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> M1 - LIGHT INDUSTRIAL M2 - HEAVY INDUSTRIAL A - AIRPORT P - PORT BASPA - BRYDEN AVE SPECIAL PLANNING AREA BASPB - BRYDEN AVE SPECIAL PLANNING AREA B FIB - FORM & IMPACT BASED MXD-NL - N LEWISTON MIXED USE DEVELOPMENT NHN - ZONE NHNZA = NORMAL HILL NORTH ZONE NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE NHMU - ZONE NHMU = NORMAL HILL MIXED USE NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE OZ - OVERLAY ZONE null Other ROW |
|---|---|--|



Microsoft, Vantor

FUTURE LANDUSE City of Lewiston ZNC-26-2



7/14/2026, 11:09:15 AM