



**Lewiston City Council
REGULAR MEETING AGENDA
July 27, 2026 - 6:00 PM
Lewiston City Library – Second Floor Event Space – 411 D Street
Lewiston, Idaho 83501**

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS COMMENTS

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

IV. PRESENTATIONS

- A. MONTHLY FINANCIAL REPORT:** Financial reports for June 2026, in accordance with Idaho Code § 50-208 (Finance Director/City Treasurer Aimee Gordon)

V. PUBLIC HEARINGS AND RELATED ACTION ITEMS

- A. PUBLIC HEARING ON ZNC24-5:** Accepting testimony on a proposed upzone of approximately 704 parcels of real property generally located on the east side of 21st Street, between East Main Street and Nez Perce Drive, and the west side of 21st Street, between 19th Avenue and 11th Avenue, from the Low Density Residential, R-2, Zone and Medium Density Residential, R-3, Zone to the Medium Density Residential, R-3, Zone, the Higher Density Residential, R-4, Zone, the General Commercial, C-4, Zone and the Regional Commercial, C-6, Zone, and amending the official Zoning Map of the City of Lewiston accordingly - Action Item (Assistant Planner Katie Hollingshead)
- B. FIRST READING OF ORDINANCE 4969:** Considering implementing the City Council's decision in ZNC24-5, upzoning approximately 704 parcels of real property generally located on the east side of 21st Street, between East Main Street and Nez Perce Drive, and the west side of 21st Street, between 19th Avenue and 11th Avenue, from the Low Density Residential, R-2, Zone and Medium Density Residential, R-3, Zone to the Medium Density Residential, R-3, Zone, the Higher Density Residential, R-4, Zone, the General Commercial, C-4, Zone and the Regional Commercial, C-6, Zone, and amending the official Zoning Map of the City of Lewiston accordingly - Action Item (Assistant Planner Katie Hollingshead)

VI. CONSENT AGENDA

All items on the Consent Agenda are considered routine by the Council and will be enacted by one motion. There will be no separate discussion on these issues unless a councilor so requests, in which case the item will be removed from the Consent Agenda and considered on the Active Agenda under “Items Moved from the Consent Agenda”.

- A. **CITY COUNCIL MINUTES**: Considering approving the minutes of the following meetings: 7/6/2026 Work Session and 7/13/2026 Regular - Action Item
- B. **VOUCHER'S PAYABLE**: Considering approving the Voucher's Payable dated 6/26/2026 - 7/09/2026 in the amount of \$1,941,655.23 - Action Item
- C. **RESOLUTION 2026-35**: Considering accepting a dedication of right-of-way from North Star Development, LLC to the City of Lewiston - Action Item (City Surveyor Mark Weigand)
- D. **RESOLUTION 2026-36**: Considering accepting a public water utility and access easement from L. Square Properties, LLC to the City of Lewiston - Action Item (City Surveyor Mark Weigand)
- E. **RESOLUTION 2026-37**: Considering accepting a public water utility and access easement from Merrell Enterprises 11, LLC to the City of Lewiston - Action Item (City Surveyor Mark Weigand)

VII. ACTIVE AGENDA

- A. **URBAN RENEWAL AGENCY PORT REPRESENTATIVE APPOINTMENT**: Considering the appointment of Denise Metz to the Urban Renewal Agency of the City of Lewiston, Idaho as the Port of Lewiston's representative - Action Item (Mayor Dan Johnson)
- B. **RFP-26-008 AWARD FOR FUEL SERVICES**: Considering awarding RFP-26-008, Fuel Services Agreement to Coleman Oil Company, LLC and authorizing the Mayor to sign the Agreement - Action Item (Finance Director/City Treasurer Aimee Gordon)
- C. **RESOLUTION 2026-39**: Considering adopting the East Lewiston Transportation Network Analysis Report - Action Item (City Engineer Luke Antonich)
- D. **ROAD DEVELOPMENT AGREEMENT FOR THE 18TH STREET CONNECTION TO LINDSEY CREEK ROAD**: Considering approving the Road Development Agreement for the 18th Street Connection to Lindsey Creek Road between the City of Lewiston and RPL Development, LLC, for an amount not to exceed \$200,000, and authorizing the Mayor to sign the Agreement - Action Item (Public Works Director Dustin Johnson)
- E. **BID AWARD FOR IFB-26-014**: Considering awarding the IFB-26-014 Burrell Ave Sidewalk Infill (TR070) Project to McCall's Classic Construction, in the amount of \$599,862, and authorizing the Mayor to sign the contract - Action Item (Public Works Director Dustin Johnson)
- F. **RESOLUTION 2026-31**: Considering approval of a Fiber Optic Cable Easement from the City of Lewiston, as Grantor, to the Port of Lewiston, as Grantee, to install an underground fiber optic cable line - Action Item (City Attorney Jennifer Tengono)
- G. **RESOLUTION 2026-32**: Considering accepting the grant of an Access Easement from the Port of Lewiston, as Grantor, to the City of Lewiston, as Grantee, to access City-owned real property - Action Item (City Attorney Jennifer Tengono)

- H. RESOLUTION 2026-41:** Considering endorsing the City's revised social media policy and supporting the enablement of public commenting on City-owned social media accounts - Action Item (City Attorney Jennifer Tengono)

I. ORDINANCES

1. SECOND AND THIRD READINGS

- a. ORDINANCE 4968:** Considering amending Lewiston City Code § 23-9 related to the definition of Class A manufactured homes; amending Lewiston City Code § 37-3 relating to the definitions of "dwelling, multifamily", "dwelling, two-family", and "Class A manufactured home" - Action Item (City Planner Joel Plaskon)
- b. ORDINANCE 4972:** Considering repealing Lewiston City Code §§ 37-41.11 and 37-41A.11; and amending Lewiston City Code § 37-131.2 relating to accessory apartments - Action Item (City Planner Joel Plaskon)

2. ADOPTION AND APPROVAL OF ORDINANCE SUMMARIES

- a. ORDINANCE 4968:** - Action Item
- b. ORDINANCE 4972:** - Action Item

VIII. ITEMS MOVED FROM THE CONSENT AGENDA - Action Item

IX. UNFINISHED AND NEW BUSINESS

- A. CITY COUNCILOR COMMENTS:** Comments shall not be related to an item currently before the City Council or an item that may come before the City Council in the foreseeable future, and shall be limited to comments, not discussion.
- B. CITY BOARDS AND COMMISSIONS LIAISON UPDATES**
- C. MAYOR COMMENTS**
- D. AGENDA TOPICS:** - Action Item

X. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

CITY OF LEWISTON
MONTHLY FINANCIAL REPORT
For the Nine Months Ended June 30, 2026

	<u>MTD</u>	<u>YTD</u>			<u>MTD</u>	<u>YTD</u>		
	<u>REVENUES</u>	<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>	<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
GENERAL FUND								
UNDEFINED								
Grants	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	
Intergovernmental	1,057,660	3,344,913	5,212,430	64.17%	-	-	-	
Licenses & Permits	427	3,877	6,700	57.87%	-	-	-	
Other	1,019	21,492	1,335,920	1.61%	-	-	-	
Property Tax	316,805	11,542,745	18,274,070	63.16%	-	-	-	
Service Charges	140,315	1,262,835	1,683,770	75.00%	-	-	-	
Interest	39,567	442,504	615,450	71.90%	-	-	-	
Total	\$ 1,555,792	\$ 16,618,365	\$ 27,128,340	61.26%	\$ -	\$ -	\$ -	
LEGISLATIVE								
Personnel Services	\$ -	\$ -	\$ -		\$ 14,888	\$ 131,794	\$ 178,770	73.72%
Supplies & Materials	-	-	-		117	534	1,100	48.58%
Services & Charges	-	-	-		103,351	512,762	623,110	82.29%
Capital	-	-	-		-	-	3,400	0.00%
Total	\$ -	\$ -	\$ -		\$ 118,356	\$ 645,091	\$ 806,380	80.00%
EXECUTIVE								
Personnel Services	\$ -	\$ -	\$ -		\$ 19,219	\$ 174,165	\$ 319,290	54.55%
Supplies & Materials	-	-	-		387	1,570	2,550	61.55%
Services & Charges	-	-	-		7,580	45,064	81,950	54.99%
Capital	-	-	-		-	675	2,500	26.98%
Total	\$ -	\$ -	\$ -		\$ 27,186	\$ 221,473	\$ 406,290	54.51%
HUMAN RESOURCES								
Personnel Services	\$ -	\$ -	\$ -		\$ 29,050	\$ 263,139	\$ 372,260	70.69%
Supplies & Materials	-	-	-		1,458	2,290	8,300	27.59%
Services & Charges	-	-	-		13,448	97,014	224,300	43.25%
Capital	-	-	-		-	-	1,600	0.00%
Total	\$ -	\$ -	\$ -		\$ 43,955	\$ 362,443	\$ 606,460	59.76%

	MTD	YTD			MTD	YTD		
	<u>REVENUES</u>	<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>	<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
LEGAL								
Personnel Services	\$ -	\$ -	\$ -		\$ 24,220	\$ 195,791	\$ 395,990	49.44%
Supplies & Materials	-	-	-		321	559	3,440	16.26%
Services & Charges	-	-	-		35,153	290,807	419,300	69.36%
Capital	-	-	-		-	-	700	0.00%
Total	\$ -	\$ -	\$ -		\$ 59,695	\$ 487,157	\$ 819,430	59.45%
PARKS & FACILITIES								
Other	\$ 546	\$ 4,383	\$ 6,000	73.05%	\$ -	\$ -	\$ -	
Service Charges	15,098	15,128	43,000	35.18%	-	-	-	
Personnel Services	-	-	-		133,399	1,158,674	1,857,770	62.37%
Supplies & Materials	-	-	-		30,730	130,533	268,060	48.70%
Services & Charges	-	-	-		131,987	937,152	1,365,280	68.64%
Capital	-	-	-		-	16,231	30,750	52.78%
Total	\$ 15,644	\$ 19,511	\$ 49,000	39.82%	\$ 296,116	\$ 2,242,589	\$ 3,521,860	63.68%
POLICE								
Grants	\$ -	\$ 16,326	\$ 13,500	120.93%	\$ -	\$ -	\$ -	
Other	14,103	55,633	59,500	93.50%	-	-	-	
Service Charges	150,935	862,452	259,700	332.10%	-	-	-	
Personnel Services	-	-	-		569,716	5,385,882	8,656,240	62.22%
Supplies & Materials	-	-	-		27,067	132,423	228,100	58.05%
Services & Charges	-	-	-		104,078	1,010,506	1,354,840	74.58%
Capital	-	-	-		18,141	61,150	149,270	40.97%
Total	\$ 165,038	\$ 934,411	\$ 332,700	280.86%	\$ 719,001	\$ 6,589,961	\$ 10,388,450	63.44%
FIRE								
Grants	\$ 482,586	\$ 482,586	\$ 68,000	709.68%	\$ -	\$ -	\$ -	
Intergovernmental	-	220,060	540,000	40.75%	-	-	-	
Licenses & Permits	1,328	19,257	26,000	74.07%	-	-	-	
Other	-	425	51,460	0.83%	-	-	-	
Service Charges	579,923	2,264,720	3,154,000	71.80%	-	-	-	
Personnel Services	-	-	-		679,685	6,368,452	8,999,890	70.76%
Supplies & Materials	-	-	-		59,137	286,492	362,090	79.12%
Services & Charges	-	-	-		134,417	1,272,773	1,539,220	82.69%
Capital	-	-	-		524	38,790	67,820	57.20%
Total	\$ 1,063,837	\$ 2,987,048	\$ 3,839,460	77.80%	\$ 873,763	\$ 7,966,507	\$ 10,969,020	72.63%

	MTD	YTD			MTD	YTD		
	<u>REVENUES</u>	<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>	<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
COMMUNITY DEVELOPMENT								
Grants	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	
Licenses & Permits	141,673	1,417,985	1,363,500	104.00%	-	-	-	
Other	-	264	5,000	0.00%				
Service Charges	-	-	2,400	0.00%	-	-	-	
Personnel Services	-	-	-		112,069	1,022,626	1,553,460	65.83%
Supplies & Materials	-	-	-		1,276	15,225	39,300	38.74%
Services & Charges	-	-	-		16,224	175,421	290,320	60.42%
Capital	-	-	-		766	5,983	18,700	32.00%
Total	\$ 141,673	\$ 1,418,250	\$ 1,370,900	103.45%	\$ 130,336	\$ 1,219,254	\$ 1,901,780	64.11%
RECREATION								
Intergovernmental	\$ -	\$ -	\$ 7,000	0.00%	\$ -	\$ -	\$ -	
Other	21,326	40,534	26,100	155.30%	-	-	-	
Service Charges	31,827	269,493	330,500	81.54%	-	-	-	
Interest	-	-	-	-	-	-	-	
Personnel Services	-	-	-		37,835	308,819	465,080	66.40%
Supplies & Materials	-	-	-		17,274	104,939	172,300	60.90%
Services & Charges	-	-	-		9,412	63,813	92,030	69.34%
Capital	-	-	-		-	1,591	6,500	24.48%
Total	\$ 53,153	\$ 310,028	\$ 363,600	85.27%	\$ 64,520	\$ 479,162	\$ 735,910	65.11%
FINANCE								
Service Charges	\$ 16,180	\$ 158,345	\$ 240,000	65.98%	\$ -	\$ -	\$ -	
Personnel Services	-	-	-		92,779	836,061	1,254,900	66.62%
Supplies & Materials	-	-	-		6,656	47,532	79,670	59.66%
Services & Charges	-	-	-		18,567	246,570	336,660	73.24%
Capital	-	-	-		-	332	2,350	14.13%
Total	16,180	158,345	240,000	65.98%	118,001	1,130,496	1,673,580	67.55%
CONTINGENCY								
Services & Charges			\$ -		\$ -	\$ -	\$ 80,700	0.00%
Total	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ 80,700	0.00%
PROPERTY IMPROVEMENTS								
Other	\$ -	\$ 1,075	\$ 5,300,000	0.02%	\$ -	\$ -	\$ -	
Capital					17,928	400,975	5,680,000	7.06%
Total	\$ -	\$ 1,075	\$ 5,300,000	0.02%	\$ 17,928	\$ 400,975	\$ 5,680,000	7.06%

	<u>MTD</u>	<u>YTD</u>			<u>MTD</u>	<u>YTD</u>		
	<u>REVENUES</u>	<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>	<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
GOLF COURSE								
Service Charges	\$ 37,668	\$ 21,452	\$ 221,160	9.70%	\$ -	\$ -	\$ -	0.00%
Services & Charges	-	-			11,034	184,379	292,330	63.07%
Capital	-	-	-		4,921	5,201	82,500	6.30%
Total	\$ 37,668	\$ 21,452	\$ 221,160	9.70%	\$ 15,955	\$ 189,579	\$ 374,830	50.58%
OPIOID SETTLEMENT								
Other	\$ 6,159	\$ 22,364	\$ 180,000	0.00%	\$ -	\$ -	\$ -	
Services & Charges	-	-	-		16,878	789,548	217,480	363.04%
Capital	-	-	-		-	74,929	74,940	99.99%
Total	\$ 6,159	\$ 22,364	\$ 180,000	12.42%	\$ 16,878	\$ 864,478	\$ 292,420	295.63%
INSURANCE TRUST								
Other	\$ 5,200	\$ 30,424	\$ 25,000	121.69%	\$ -	\$ -	\$ -	
Interest	26	225	500	45.03%	-	-	-	
Supplies & Materials	-	-	-		-	-	200	0.00%
Services & Charges	-	-	-		5,200	519,970	593,350	87.63%
Total	\$ 5,226	\$ 30,649	\$ 25,500	120.19%	\$ 5,200	\$ 519,970	\$ 593,550	87.60%
UNCOLLECTIBLE ACCOUNTS								
Services & Charges	\$ -	\$ -	\$ -		\$ 16,667	\$ 150,003	\$ 200,000	75.00%
Total	\$ -	\$ -	\$ -	0.00%	\$ 16,667	\$ 150,003	\$ 200,000	75.00%
TOTAL GENERAL FUND	\$ 3,060,369	\$ 22,521,496	\$ 39,050,660	57.67%	\$ 2,523,556	\$ 23,469,138	\$ 39,050,660	60.1%

	MTD	YTD			MTD	YTD		
	<u>REVENUES</u>	<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>	<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
CAPITAL PROJECTS FUND								
PARKS & FACILITIES								
Grants	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	
Other	2,725	14,865	165,000	9.01%	-	-	-	
Property Tax	-	50,000	100,000	50.00%	-	-	-	
Service Charges	-	-	-	0.00%	-	-	-	
Interest	1,997	19,197	20,000	95.98%	-	-	-	
Capital					-	92,602	285,000	32.49%
Total	\$ 4,722	\$ 84,062	\$ 285,000	29.50%	\$ -	\$ 92,602	\$ 285,000	32.49%
TRANSPORTATION								
Grants	\$ 43,319	\$ 320,552	\$ 3,879,510	8.26%	\$ -	\$ -	\$ -	
Intergovernmental	100,000	544,589	990,930	54.96%	-	-	-	
Other	-	64,252	455,370	14.11%	-	-	-	
Property Tax	-	1,000,000	2,731,000	36.62%	-	-	-	
Interest	28,459	286,980	100,000	286.98%	-	-	-	
Services & Charges	-	-	-		28,936	231,489	347,280	66.66%
Capital	-	-	-		583,438	4,679,334	7,809,530	59.92%
Total	\$ 171,779	\$ 2,216,373	\$ 8,156,810	27.17%	\$ 612,374	\$ 4,910,823	\$ 8,156,810	60.21%
LIBRARY								
Other	\$ (879)	\$ 10,553	\$ 45,790	23.05%	\$ -	\$ -	\$ -	
Property Tax	-	-	-	0.00%	-	-	-	
Interest	127	1,248	1,500	83.19%	-	-	-	
Capital	-	-	-		-	6,500	47,290	13.74%
Total	\$ (752)	\$ 11,801	\$ 47,290	24.95%	\$ -	\$ 6,500	\$ 47,290	13.74%
TOTAL CAPITAL PROJECTS FUND	\$ 175,749	\$ 2,312,236	\$ 8,489,100	27.24%	\$ 612,374	\$ 5,009,925	\$ 8,489,100	59.0%
WORKERS COMP TRUST								
INSURANCE TRUST								
Other	\$ -	\$ 849,295	\$ 855,500	99.27%	\$ -	\$ -	\$ -	
Interest	1,900	54,254	55,000	98.64%	-	-	-	
Supplies & Materials	-	-	-		-	-	-	0.00%
Services & Charges	-	-	-		(15,387)	383,371	910,500	42.11%
TOTAL WORKERS COMP FUND	\$ 1,900	\$ 903,549	\$ 910,500	99.24%	\$ (15,387)	\$ 383,371	\$ 910,500	42.1%

	MTD	YTD			MTD	YTD		
	<u>REVENUES</u>	<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>	<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
WATER FUND								
WATER								
Grants	\$ 86,007	\$ 2,085,398	\$ 1,925,000	108.33%	\$ -	\$ -	\$ -	
Intergovernmental	-	-	65,720	0.00%	-	-	-	
Other	84,931	360,586	2,355,210	15.31%	-	-	-	
Service Charges	879,891	5,641,705	8,947,400	63.05%	-	-	-	
Interest	32,231	289,706	260,000	111.43%	-	-	-	
Personnel Services	-	-	-		200,773	1,801,548	2,574,810	69.97%
Supplies & Materials	-	-	-		22,430	320,885	610,180	52.59%
Services & Charges	-	-	-		343,793	2,964,022	4,077,810	72.69%
Capital	-	-	-		105,681	3,907,958	6,290,530	62.12%
TOTAL WATER FUND	\$ 1,083,060	\$ 8,377,395	\$ 13,553,330	61.81%	\$ 672,676	\$ 8,994,413	\$ 13,553,330	66.4%

WASTEWATER FUND								
WASTEWATER								
Grants	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	
Intergovernmental	322,992	2,807,783	4,154,000	67.59%	-	-	-	
Other	408,238	1,727,577	9,890,950	17.47%	-	-	-	
Service Charges	615,841	5,125,503	7,562,710	67.77%	-	-	-	
Interest	75,577	716,510	460,000	155.76%	-	-	-	
Personnel Services	-	-	-		187,404	1,734,772	2,385,100	72.73%
Supplies & Materials	-	-	-		37,600	255,578	583,340	43.81%
Services & Charges	-	-	-		319,576	3,050,445	4,300,930	70.93%
Capital	-	-	-		620,737	5,995,639	14,798,290	40.52%
TOTAL WASTEWATER FUND	\$ 1,422,648	\$ 10,377,372	\$ 22,067,660	47.03%	\$ 1,165,317	\$ 11,036,434	\$ 22,067,660	50.0%

STORMWATER FUND								
STORMWATER								
Grants	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	
Other	-	155,142	(110,090)	-140.92%	-	-	-	
Service Charges	198,823	1,793,549	2,200,000	81.52%	-	-	-	
Interest	6,004	46,130	48,000	96.10%	-	-	-	
Personnel Services	-	-	-		31,449	294,247	412,300	71.37%
Supplies & Materials	-	-	-		3,612	15,113	122,700	12.32%
Services & Charges	-	-	-		40,111	523,843	880,790	59.47%
Capital	-	-	-		-	66,815	722,120	9.25%
TOTAL STORMWATER FUND	\$ 204,826	\$ 1,994,820	\$ 2,137,910	93.31%	\$ 75,172	\$ 900,019	\$ 2,137,910	42.1%

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SANITATION FUND								
SANITATION								
Grants	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	
Other	3,321	29,609	819,700	3.61%	-	-	-	
Service Charges	637,273	5,871,512	7,755,880	75.70%	-	-	-	
Interest	22,282	186,793	105,000	177.90%	-	-	-	
Personnel Services	-	-	-		41,588	445,463	626,700	71.08%
Supplies & Materials	-	-	-		983	7,977	31,100	25.65%
Services & Charges	-	-	-		620,115	4,859,872	7,703,280	63.09%
Capital	-	-	-		54,447	277,157	319,500	86.75%
TOTAL SANITATION FUND	\$ 662,877	\$ 6,087,913	\$ 8,680,580	70.13%	\$ 717,134	\$ 5,590,468	\$ 8,680,580	64.4%
CEMETERY FUND								
CEMETERY								
Other	\$ 375	\$ 2,095	\$ 280,190	0.75%	\$ -	\$ -	\$ -	
Property Tax	-	50,000	100,000	50.00%	-	-	-	
Service Charges	10,273	38,365	40,270	95.27%	-	-	-	
Interest	865	9,166	15,000	61.11%	-	-	-	
Interfund Transfer	-	-	50,000	0.00%	-	-	-	
Personnel Services	-	-	-		16,146	88,189	162,680	54.21%
Supplies & Materials	-	-	-		887	8,378	15,500	54.05%
Services & Charges	-	-	-		7,100	54,568	76,780	71.07%
Capital	-	-	-		-	9,566	230,500	4.15%
TOTAL CEMETERY FUND	\$ 11,513	\$ 99,626	\$ 485,460	20.52%	\$ 24,133	\$ 160,701	\$ 485,460	33.1%
ECONOMIC DEVELOPMENT FUND								
ECONOMIC DEVELOPMENT								
Grants	\$ 97,249	\$ 326,111	\$ 450,000	72.47%	\$ -	\$ -	\$ -	
Licenses & Permits	(25)	-	-	0.00%	-	-	-	
Other	21,200	24,285	350,000	6.94%	-	-	-	
Interest	11,035	94,449	27,500	343.45%	-	-	-	
Capital	-	-	-		93,330	390,743	827,500	47.22%
TOTAL ECONOMIC DEVELOPMENT	\$ 129,459	\$ 444,845	\$ 827,500	53.76%	\$ 93,330	\$ 390,743	\$ 827,500	47.2%

	<u>MTD</u>	<u>YTD</u>	<u>BUDGET</u>	<u>% USED</u>	<u>MTD</u>	<u>YTD</u>	<u>BUDGET</u>	<u>% USED</u>
	<u>REVENUES</u>	<u>REVENUES</u>			<u>EXPENSES</u>	<u>EXPENSES</u>		
TRANSPORTATION & ENGINEERING FUND								
TRANSPORTATION								
Grants	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
Intergovernmental	232,500	719,254	1,345,900	53.44%	-	-	-	
Licenses & Permits	18,867	52,719	20,000	263.59%	-	-	-	
Other	12,200	45,996	339,880	13.53%	-	-	-	
Property Taxes	-	1,000,000	2,220,120	45.04%	-	-	-	
Service Charges	151,744	845,627	1,297,740	65.16%	-	-	-	
Interest	4,312	45,739	50,000	91.48%	-	-	-	
Personnel Services	-	-	-		195,763	1,717,283	2,593,140	66.22%
Supplies & Materials	-	-	-		101,440	222,789	456,920	48.76%
Services & Charges	-	-	-		129,364	1,179,083	1,706,350	69.10%
Capital	-	-	-		200	38,133	517,230	7.37%
TOTAL TRANSPORTATION FUND	\$ 419,623	\$ 2,709,333	\$ 5,273,640	51.38%	\$ 426,768	\$ 3,157,289	\$ 5,273,640	59.9%
LIBRARY FUND								
LIBRARY								
Grants	\$ -	\$ 500	\$ 2,500	20.00%	\$ -	\$ -	\$ -	
Intergovernmental	-	-	100	0.00%				
Other	1,147	28,256	104,070	27.15%				
Property Taxes	-	1,000,000	1,535,000	65.15%				
Service Charges	827	5,903	5,000	118.07%				
Interest	991	10,985	18,000	61.03%	-	-	-	
Personnel Services					97,018	841,546	1,245,210	67.58%
Supplies & Materials					16,764	115,683	145,650	79.43%
Services & Charges					23,567	175,900	265,310	66.30%
Capital	-	-	-		(1,805)	6,984	8,500	82.17%
TOTAL LIBRARY FUND	\$ 2,964	\$ 1,045,644	\$ 1,664,670	62.81%	\$ 135,544	\$ 1,140,112	\$ 1,664,670	68.5%

	MTD	YTD			MTD	YTD		
	<u>REVENUES</u>	<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>	<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
FLEET MAINTENANCE								
FLEET								
Grants	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	
Intergovernmental	-	3,157	15,700	20.11%				
Other	22,419	43,402	281,180	15.44%				
Service Charges	231,731	2,198,545	2,781,160	79.05%				
Interest	9,329	79,981	35,000	228.52%	-	-	-	
Personnel Services					52,228	477,696	668,630	71.44%
Supplies & Materials					16,843	158,363	263,830	60.02%
Services & Charges					67,477	647,406	904,840	71.55%
Capital	-	-	-		420,994	669,942	1,275,740	52.51%
TOTAL FLEET MAINTENANCE	\$ 263,479	\$ 2,325,085	\$ 3,113,040	74.69%	\$ 557,542	\$ 1,953,407	\$ 3,113,040	62.7%

INFORMATION SYSTEMS

INFORMATION SYSTEMS								
Grants	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	
Other	-	15,802	(21,350)	-74.01%	-	-	-	
Service Charges	131,469	1,183,871	1,576,670	75.09%				
Interest	1,467	12,464	9,550	130.51%	-	-	-	
Personnel Services					64,732	572,251	798,870	71.63%
Supplies & Materials					499	4,584	7,000	65.49%
Services & Charges					26,924	553,937	602,000	92.02%
Capital	-	-	-		4,188	136,191	157,000	86.75%
TOTAL INFORMATION SYSTEMS	\$ 132,936	\$ 1,212,137	\$ 1,564,870	77.46%	\$ 96,343	\$ 1,266,963	\$ 1,564,870	81.0%

	MTD		YTD			MTD		YTD		
	<u>REVENUES</u>		<u>REVENUES</u>	<u>BUDGET</u>	<u>% USED</u>	<u>EXPENSES</u>		<u>EXPENSES</u>	<u>BUDGET</u>	<u>% USED</u>
POLICE RETIREMENT										
Other	\$ (45,153)	\$	1,867,606	\$ 1,025,000	182.21%	\$ -	\$	-	\$ -	
Property Tax	-		-	-	0.00%					
Interest	40,344		276,886	245,000	113.01%					
Services & Charges						96,331		898,788	1,270,000	70.77%
TOTAL POLICE RETIREMENT	\$ (4,809)	\$	2,144,493	\$ 1,270,000	168.86%	\$ 96,331	\$	898,788	\$ 1,270,000	70.8%
TRANSIT FUND										
TRANSIT										
Grants	\$ -	\$	305,938	\$ 983,480	31.11%	\$ -	\$	-	\$ -	
Intergovernmental	7,152		57,397	85,000	67.53%	-		-	-	
Other	-		(230)	150,200	-0.15%	-		-	-	
Property Tax	-		255,000	423,500	60.21%	-		-	-	
Service Charges	5,365		32,779	44,200	74.16%	-		-	-	
Interest	1,440		14,028	18,000	77.93%					
Personnel Services						71,339		687,475	992,310	69.28%
Supplies & Materials	-		-	-		11,479		67,204	90,200	74.51%
Services & Charges						13,766		140,067	205,820	68.05%
Capital	-		-	-		60		9,007	416,050	2.16%
TOTAL TRANSIT FUND	\$ 13,956	\$	664,912	\$ 1,704,380	39.01%	\$ 96,644	\$	903,753	\$ 1,704,380	53.0%
CEMETERY PERPETUAL CARE										
CEMETERY PERPETUAL CARE										
Other	\$ 112,545	\$	99,119	\$ 36,000	275.33%	\$ -	\$	-	\$ -	
Service Charges	-		759	1,000	75.90%					
Interest	7,170		21,913	17,000	128.90%					
Services & Charges	-					1,015		2,956	4,000	73.89%
Interfund Transfers	-		-	-		-		-	50,000	0.00%
TOTAL PERPETUAL CARE	\$ 119,715	\$	121,791	\$ 54,000	225.54%	\$ 1,015	\$	2,956	\$ 54,000	5.5%
GRAND TOTAL OF ALL FUNDS	\$ 7,700,267	\$	63,342,647	\$ 110,847,300	57.14%	\$ 7,278,491	\$	65,258,479	\$ 110,847,300	58.87%

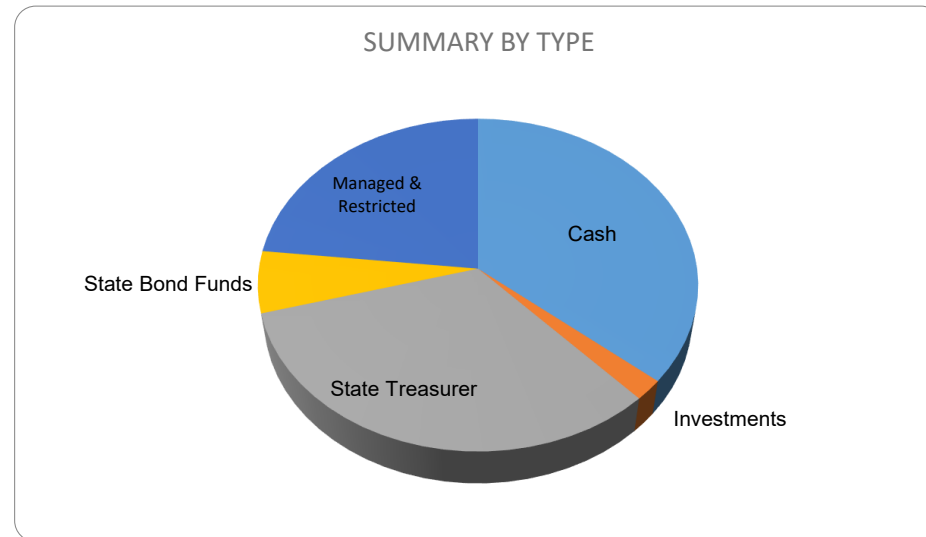
CITY OF LEWISTON TREASURY REPORT - 06/30/26

FUND	BANK	CASH IN BANK	MM & CD INVESTMENTS	STATE TREASURER'S POOL	DIVERSIFIED BOND FUNDS	OTHER	TOTAL
GENERAL	WELLS FARGO	\$ 3,679,825	\$ -	\$ -	\$ -	\$ 549,235	\$ 4,229,060
	LCCU	-	-	-	-	5	5
	P1FCU	-	255,592	-	-	41	255,633
	ICCU	-	-	-	-	25	25
	FNWCU	-	254,302	-	-	5	254,307
	STATE TREASURER	-	-	4,158,989	3,712,259	-	7,871,247
	COLUMBIA	-	-	-	-	293,879	293,879
	ZIONS	-	278,029	-	-	147,944	425,973
	STCU	-	252,138	-	-	-	252,138
GENERAL FUND TOTAL		\$ 3,679,825	\$ 1,040,060	\$ 4,158,989	\$ 3,712,259	\$ 991,135	\$ 13,582,268
CAPITAL	WELLS FARGO	5,307,704	-	-	-	-	5,307,704
	STATE TREASURER	-	-	5,455,599	-	-	5,455,599
CAPITAL FUND TOTAL		\$ 5,307,704	\$ -	\$ 5,455,599	\$ -	\$ -	\$ 10,763,304
WORKER'S COMP	WELLS FARGO	762,374	-	-	-	-	762,374
	GLACIER	-	-	-	-	212,795	212,795
	STATE TREASURER	-	-	389	1,772,938	-	1,773,327
WORKER'S COMP FUND TOTAL		\$ 762,374	\$ -	\$ 389	\$ 1,772,938	\$ 212,795	\$ 2,748,495
WATER	WELLS FARGO	7,961,081	-	-	-	331,906	8,292,988
	BANNER BANK	-	-	-	-	339,742	339,742
	STATE TREASURER	-	-	2,931,673	675	869,946	3,802,294
WATER FUND TOTAL		\$ 7,961,081	\$ -	\$ 2,931,673	\$ 675	\$ 1,541,594	\$ 12,435,023
WASTEWATER	WELLS FARGO	7,885,068	-	-	-	713,770	8,598,838
	BANNER BANK	-	-	-	-	1,943,779	1,943,779
	P1FCU	-	-	-	-	-	-
	ICCU	-	266,524	-	-	-	266,524
	STATE TREASURER	-	-	14,187,153	759,926	2,207,219	17,154,298
WASTEWATER FUND TOTAL		\$ 7,885,068	\$ 266,524	\$ 14,187,153	\$ 759,926	\$ 4,864,768	\$ 27,963,440
SANITATION	WELLS FARGO	3,586,490	-	-	-	-	3,586,490
	LCCU	-	251,896	-	-	-	251,896
	P1FCU	-	256,091	-	-	-	256,091
	STATE TREASURER	-	-	2,836,137	-	-	2,836,137
SANITATION FUND TOTAL		\$ 3,586,490	\$ 507,987	\$ 2,836,137	\$ -	\$ -	\$ 6,930,613
STORMWATER	WELLS FARGO	2,448,649	-	1,400,000	-	-	3,848,649
STORMWATER FUND TOTAL		\$ 2,448,649	\$ -	\$ 1,400,000	\$ -	\$ -	\$ 3,848,649

FUND	BANK	CASH IN BANK	MM & CD INVESTMENTS	STATE TREASURER'S POOL	DIVERSIFIED BOND FUNDS	OTHER	TOTAL
CEMETERY	WELLS FARGO	336,291	-	-	-	-	336,291
CEMETERY FUND TOTAL		\$ 336,291	\$ -	\$ -	\$ -	\$ -	\$ 336,291
ECONOMIC DEVELOPMENT	WELLS FARGO	471,542	-	-	-	-	471,542
	STATE TREASURER	-	-	2,055,257	-	-	2,055,257
ECONOMIC DEVELOPMENT FUND TOTAL		\$ 471,542	\$ -	\$ 2,055,257	\$ -	\$ -	\$ 2,526,799
TRANSPORTATION	WELLS FARGO	1,011,473	-	-	-	-	1,011,473
	ZIONS	-	277,676	-	-	-	277,676
	STATE TREASURER	-	-	230,046	-	-	230,046
TRANSPORTATION FUND TOTAL		\$ 1,011,473	\$ 277,676	\$ 230,046	\$ -	\$ -	\$ 1,519,194
LIBRARY	WELLS FARGO	304,811	-	-	-	-	304,811
	STATE TREASURER	-	-	11,166	-	-	11,166
LIBRARY FUND TOTAL		\$ 304,811	\$ -	\$ 11,166	\$ -	\$ -	\$ 315,977
FLEET	WELLS FARGO	2,975,256	-	-	-	-	2,975,256
	STATE TREASURER	-	-	595,326	-	-	595,326
FLEET FUND TOTAL		\$ 2,975,256	\$ -	\$ 595,326	\$ -	\$ -	\$ 3,570,581
IT	WELLS FARGO	349,518	-	-	-	-	349,518
	STATE TREASURER	-	-	238,055	-	-	238,055
IT FUND TOTAL		\$ 349,518	\$ -	\$ 238,055	\$ -	\$ -	\$ 587,574
POLICE RETIREMENT	US BANK	-	-	-	-	15,347,471	15,347,471
POLICE RETIREMENT FUND TOTAL		\$ -	\$ -	\$ -	\$ -	\$ 15,347,471	\$ 15,347,471
PUBLIC TRANSIT	WELLS FARGO	523,868	-	-	-	-	523,868
PUBLIC TRANSIT FUND TOTAL		\$ 523,868	\$ -	\$ -	\$ -	\$ -	\$ 523,868
PERPETUAL CARE	US BANK	-	-	-	-	1,329,258	1,329,258
PERPETUAL CARE FUND TOTAL		\$ -	\$ -	\$ -	\$ -	\$ 1,329,258	\$ 1,329,258
GRAND TOTALS		\$ 37,603,952	\$ 2,092,247	\$ 34,099,788	\$ 6,245,798	\$ 24,287,021	\$ 104,328,806

Other Includes: Fiduciary Funds, Equity Buy-in Funds, Funds Reserved for Debt Repayment, Unemployment Reserves and Funds Held in Trust

FUND	BANK	CASH IN BANK	MM & CD INVESTMENTS	STATE TREASURER'S POOL	DIVERSIFIED BOND FUNDS	OTHER	TOTAL
SUMMARY BY BANK	WELLS FARGO	\$ 37,603,952	\$ -	\$ -	\$ -	\$ 1,594,911	\$ 39,198,862
	BANNER BANK	-	-	-	-	2,283,521	2,283,521
	FNWCU	-	254,302	-	-	5	254,307
	ICCU	-	266,524	-	-	25	266,550
	LCCU	-	251,896	-	-	5	251,901
	P1FCU	-	511,683	-	-	41	511,724
	STCU	-	252,138	-	-	-	252,138
	MOUNTAIN WEST	-	-	-	-	212,795	212,795
	STATE TREASURER	-	-	34,099,788	6,245,798	3,077,165	43,422,752
	UMPQUA	-	-	-	-	293,879	293,879
	ZIONS	-	555,705	-	-	147,944	703,649
	US BANK	-	-	-	-	16,676,730	16,676,730
TOTALS		\$ 37,603,952	\$ 2,092,247	\$ 34,099,788	\$ 6,245,798	\$ 24,287,021	\$ 104,328,806





CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE PUBLIC HEARING ON ZNC24-5	AGENDA NO. V. A. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) This proposed rezone stems from the Envision Lewiston 2044 Comprehensive Plan that was adopted by the City Council in July 2024. As part of this plan, an action plan was developed and a work committee comprised of City Council members, Planning and Zoning Commission members, and City staff was formed to complete the goals and objectives outlined in the plan. Land use goals and objectives this Committee concentrated on were: LU.1.1: Optimize zoning alignments. Align incompatible zoning and land uses and development regulation with the Future Land Use Map to establish consistent and compatible growth patterns. LU.1.1.1: Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use categories. LU.1.3 Balance land uses. Establish land use patterns that accommodates various land uses in proportion to the needs of the community. City staff evaluated residential areas around the 21st Street commercial corridor and presented options to the Committee for potential rezoning to Medium Density, R-3, Residential and Higher Density, R-4, Residential zones. Staff evaluated the dimensions and square footage of lots in these areas and found that a majority of the lots did not meet the dimensional standards or total lot square footage of the Low Density, R-2, Zone that they are situated in. Staff found that a rezone of these properties to the Medium Density, R-3, Residential Zone would bring more of these lots into conformance with the the R-3 zone having a minimum lot width of 50 feet, a minimum lot depth of 80 feet, and a minimum lot size of 6,000 square feet. Staff worked with the Committee to also identify properties immediately adjacent to the Regional Commercial, C-6, Zone along 21st Street that would be appropriate to rezone to Higher Density, R-4, Residential Zone to create a buffer zone between the existing commercial corridor and the residential neighborhoods to the east and west. As part of the proposed rezone, City staff also identified parcels adjacent to the Regional Commercial, C-6, Zone that were split zoned - meaning half the parcels were zoned C-6 and the other half were zoned R-2. These parcels were added to the proposed rezone by the Committee to fix this non-conformity. The split zoned parcels are partially due to the vacation of 24th Street south of 14th Avenue. 24th Street had previously served as the division between the commercial zone and the residential zone in this area. Staff also identified a pocket of R-2 zoned property in between the C-6 zone and a section of C-4 zoned property east of 24th Street and south of 16th Avenue that also created some nonconformities. The intent of rezoning these areas as recommended is to clean up these nonconformities to be consistent with the Comprehensive Plan.	

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

None.

ACTION PROPOSED

The Planning and Zoning Commission held a public hearing on this matter at its May 27, 2026 meeting and have recommended approval of the proposed rezone to City Council with a vote of 5 Commissioners for, 1 Commissioner against and 1 Commissioner not in attendance at the meeting.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lewiston will hold a public hearing on **July 27, 2026 at 6:00 p.m. in the Second Floor Event Space at the Lewiston City Library, 411 D Street, Lewiston, Idaho.** The purpose of the hearing is to receive testimony and comments regarding **ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR:** A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Medium Density Residential, R3, zone in the areas generally depicted in Map 1A and 2A. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Higher Density Residential, R4, zone in the areas generally depicted in Map 1B (original) and 2B. A proposal to rezone property currently located in the Low Density Residential, R2, zone to the General Commercial, C4, zone in the areas generally depicted in Map C. A proposal to rezone property currently located in the Low Density Residential, R2, zone and Medium Density Residential, R3 zone to the Regional Commercial, C6, zone in the areas generally depicted in Map 1D and 2D. This proposal is limited to the area generally described at east of 17th Street to 21st Street, between 11th Avenue and 19th Avenue and east of 21st Street to 29th Street, between East Main Street and Nez Perce Drive. The City then intends to update the City of Lewiston Zoning Map accordingly. Copies of these maps can be viewed at the Community Development Department , 215 D Street in Lewiston, Monday through Friday from 8:00 a.m. to 5:00 p.m..

The Lewiston Planning and Zoning Commission conducted a public hearing on this matter on May 27, 2026 and recommended that it be approved by City Council subject to a map amendment on May 1B, changing the area south of 11th Avenue to vacated 15th Avenue, and east of 23rd Street to 24th Street from the proposed Higher Density Residential, R-4, zone to the Medium Density Residential, R-3, zone as depicted on Map 1B original and 1B amendment.

Submission of Written Comments: To ensure that written comments can be forwarded to the City Council and relevant staff prior to the hearing, please submit comments no later than **5:00 p.m. on Sunday July 26, 2026.** Written comments can be submitted by:

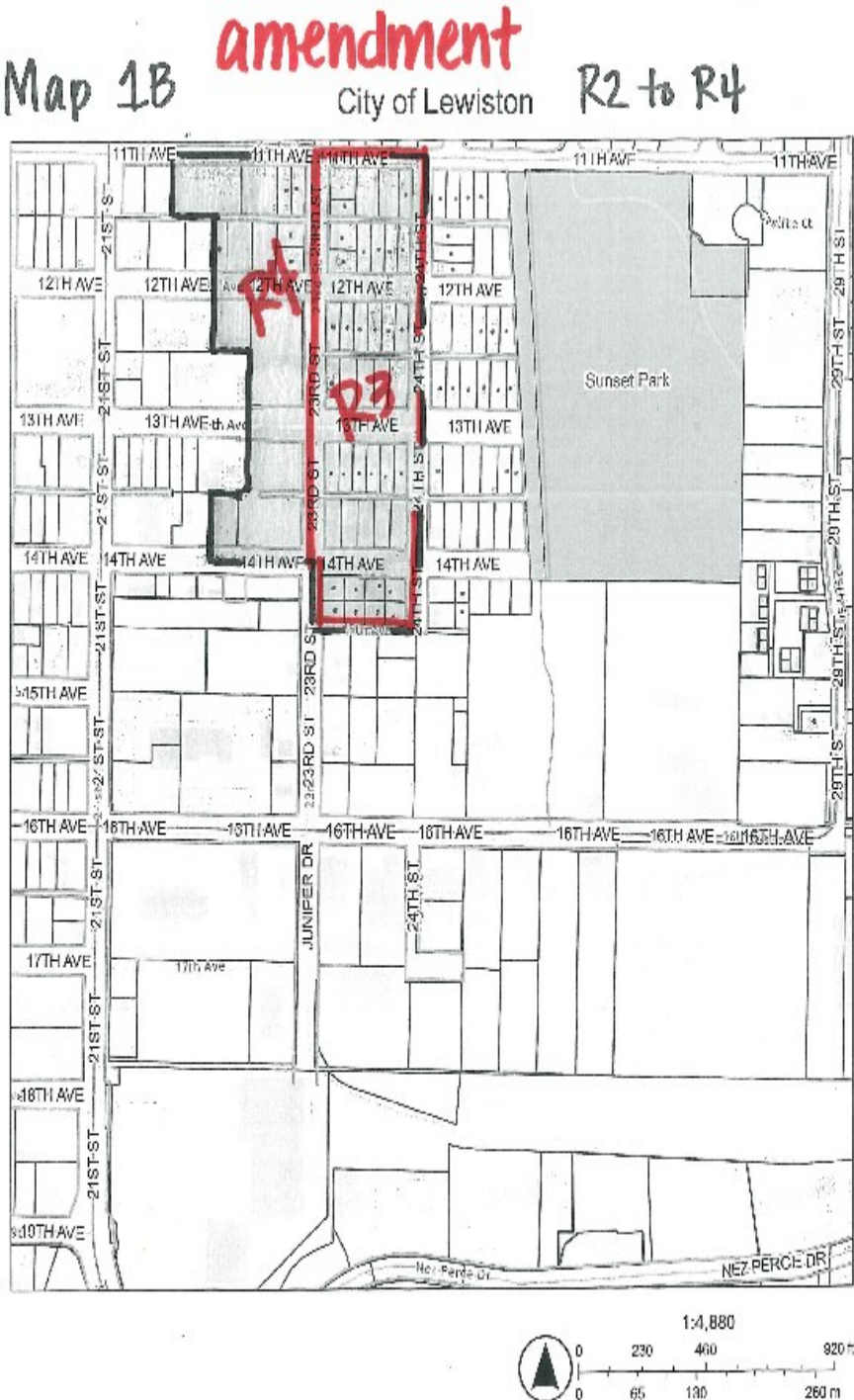
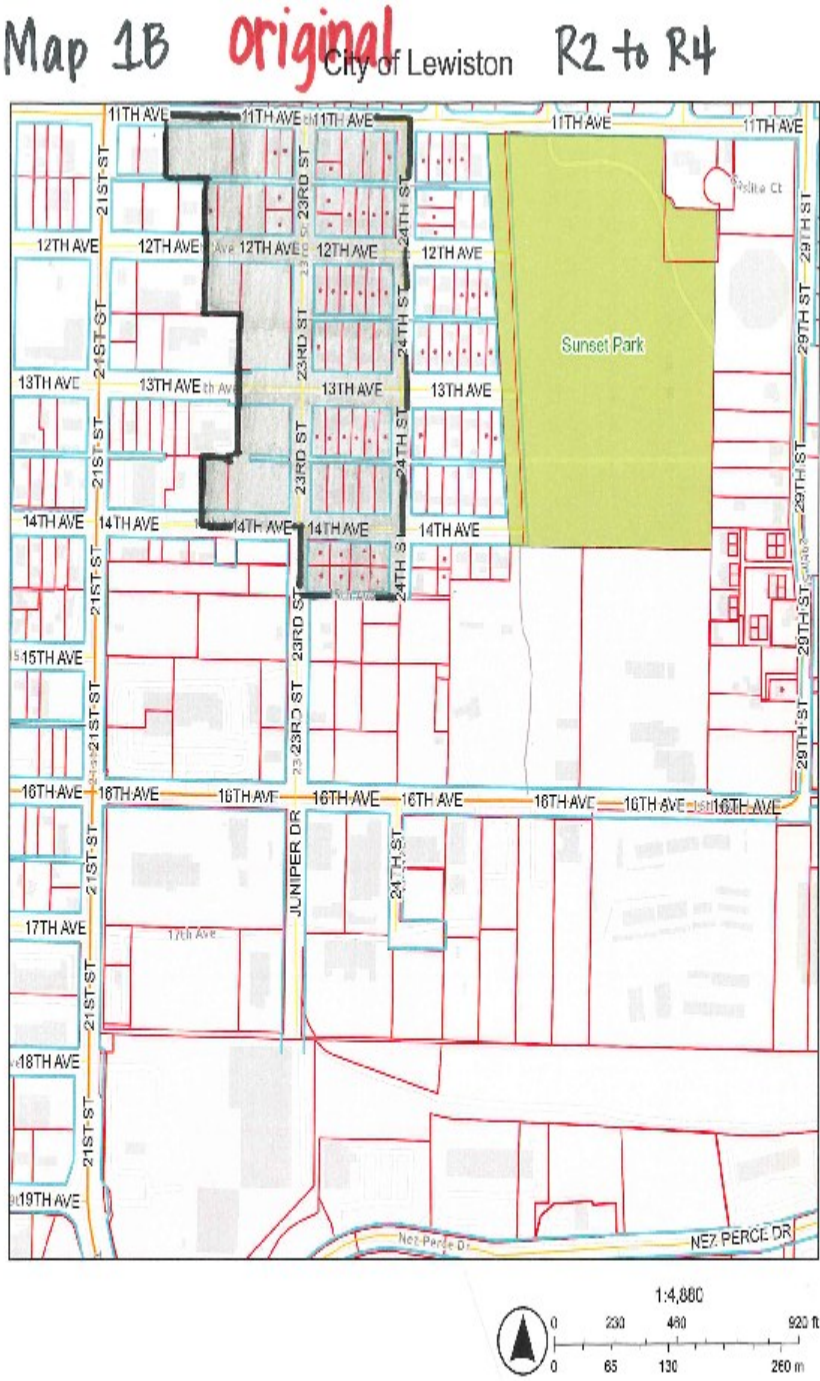
Emailing City Clerk Tanya Brocke at tbrocke@cityoflewiston.org

Mailing to: City Clerk's Office, PO Box 617, Lewiston, ID 83501

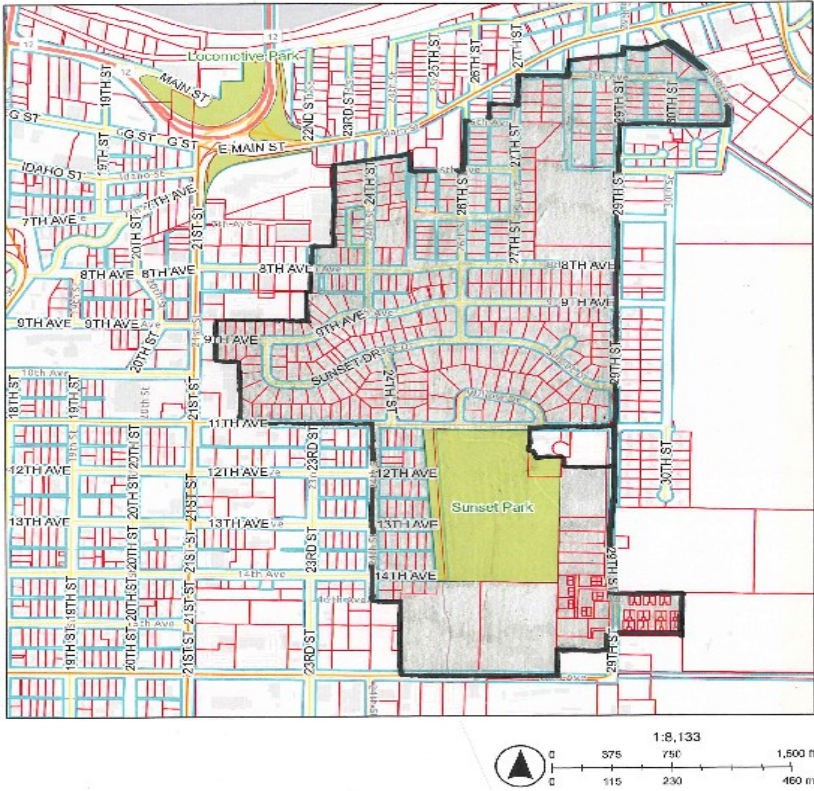
Testimony for public hearings may also be given in-person at the meeting.

For further information on the subject of the hearing please contact Katie Hollingshead at khollingshead@cityoflewiston.org or (208) 746-1318 extension 7261.

Dated this **July 12, 2026.**
Katie Hollingshead, AICP
Assistant Planner



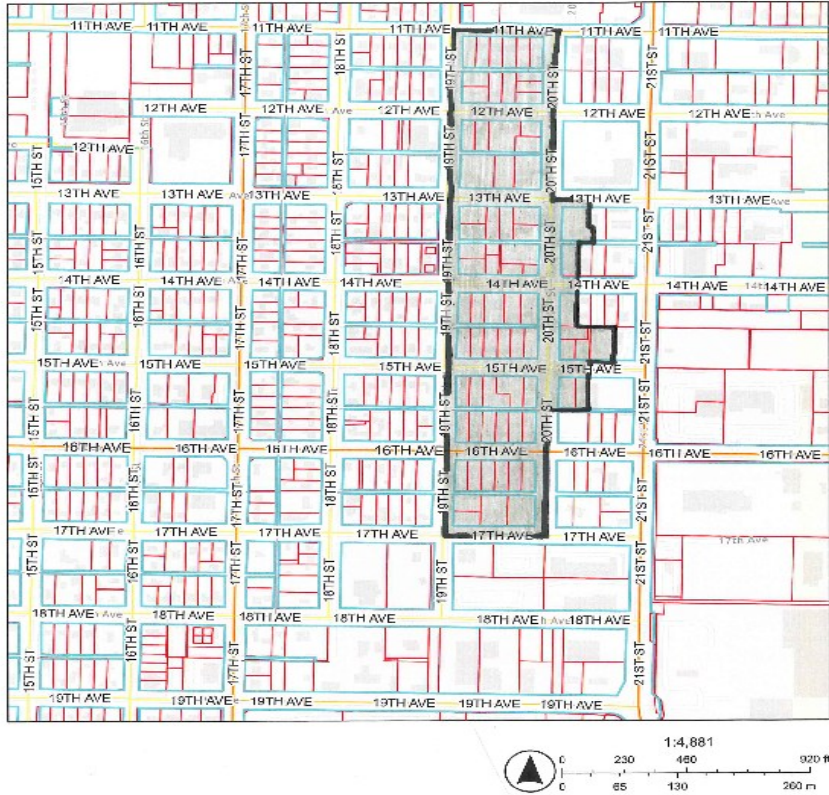
Map 1A City of Lewiston R2 to R3



Map 2A City of Lewiston R2 to R3



Map 2B City of Lewiston R2 to R4



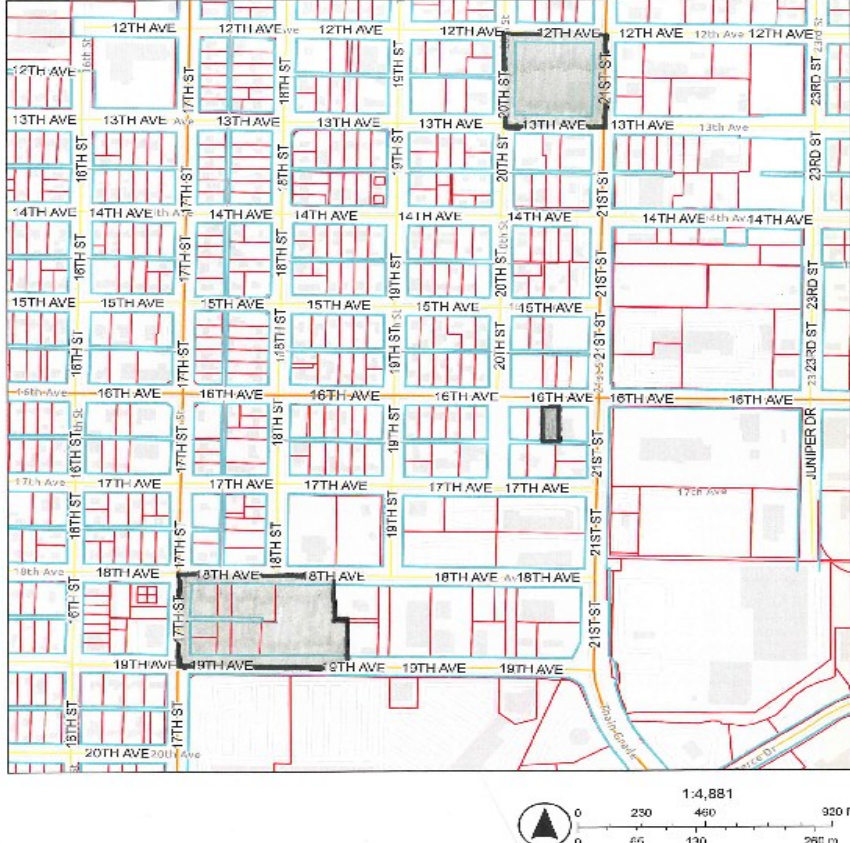
Map C City of Lewiston R2 to C4



Map 1D City of Lewiston R2 to C6



Map 2D City of Lewiston R2/R3 to C6





PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 5/18/2026

Case File Number: ZNC24-5

Applicant:

City of Lewiston
PO BOX 617
Lewiston, ID 83501

Request/Proposal:

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

Related Or Other Pending Discretionary Actions:

None.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

DIVISION 3. - LOW DENSITY RESIDENTIAL ZONE R-2

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

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

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

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

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

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

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

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

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

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

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- (6) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (7) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre;
 - (8) Multifamily dwelling, meeting the standards of [section 37-124.1](#) of this Code;
 - (9) Noncommercial kennel, subject to commercial kennel standards of [section 37-163](#)(15) of this Code;
 - (10) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;
 - (11) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;
 - (12) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of [section 37-163](#)(17) of this Code;
 - (13) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;
 - (14) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;
 - (15) Small lot development subject to the requirements of [section 37-33](#) of this Code, standards for small lot development;
 - (16) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a maximum density of nine (9) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 12, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 4, 2-14-05; Ord. No. 4433, § 1, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 1, 3-28-16; Ord. No. 4676, § 3, 11-28-16; Ord. No. 4742, § 2F, 8-19-19; Ord. No. 4799, § 3, 3-8-21; [Ord. No. 4841](#), § 5, 11-14-22; [Ord. No. 4944](#), § 6, 7-14-25)

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

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

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

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

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

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

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

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

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

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

(Ord. No. 4108, § 2, 8-15-94)

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

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

(Ord. No. 4108, § 2, 8-15-94)

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

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

(Ord. No. 4108, § 2, 8-15-94)

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

(a) *Lot size.*

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

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

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

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

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

(2) A side yard shall be:

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

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

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

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

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

(d) *Detached accessory buildings.*

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

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

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

a. Color change;

b. Texture change;

c. Building material change; or

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (1) Repealed by Ord. No. 4742.
 - (2) Day care center, subject to the special conditions of [section 37-20.1](#)(5) of this Code;
 - (3) Dormitory, subject to the special conditions of [section 37-44.1](#) of this Code;
 - (4) Group day care, subject to the special conditions of [section 37-13.1](#)(3) of this Code;
 - (5) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (6) Manufactured home park, subject to the provisions of [chapter 23](#) of this Code, with a density greater than sixteen (16) dwelling units per acre;
 - (7) Noncommercial kennel, subject to the commercial kennel standards of [section 37-163](#)(15) of this Code;
 - (8) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;
 - (9) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;
 - (10) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;
 - (11) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;
 - (12) Tiny house village, subject to the provisions of [chapter 23](#) of this Code, with a density greater than sixteen (16) dwelling units per acre.
- (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 18, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 8, 2-14-05; Ord. No. 4386, § 3, 2-14-05; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4742, § 21, 8-19-19;

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

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

(1) *Intermediate care facility.*

- (a) The size of the site is shown to be reasonable for the intended use.
- (b) Access to the site meets all applicable ordinances.
- (c) The surrounding property will not otherwise be adversely affected.

(2) *Long-term care facility.*

- (a) The size of the site is shown to be reasonable for the intended use.
- (b) Parking and access to the site meets all applicable ordinances.
- (c) The surrounding property will not otherwise be adversely affected.

(3) *Dormitory.*

- (a) Dormitories with twelve (12) occupants or more shall have on-site management.
 - (b) Buildings shall be designed with the following security measures:
 - 1. Interior access to each room;
 - 2. Controlled access beyond the lobby and to individual floors;
 - 3. Manager's name and contact information posted in clear view in the lobby.
 - (c) Dumpsters shall be located inside the building or placed no closer than fifteen (15) feet from any property line adjacent to residentially zoned property.
- (Ord. No. 4249, § 19, 10-25-99; Ord. No. 4386, § 6, 2-14-05)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Ord. No. 4108, § 2, 8-15-94)

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

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

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

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

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

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

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

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

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

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

(3) Class A manufactured home;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (1) Tire recapping;
- (2) Truck terminal;
- (3) Multifamily residential when located on the ground floor of a structure;
- (4) Wholesale warehouse;
- (5) Adult bookstore;
- (6) Adult theaters;
- (7) Adult entertainment facility;
- (8) Other public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;
- (9) Other semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;
- (10) Repealed by Ord. No. 4753.
- (11) Homeless shelter, subject to the standards of [section 37-125](#) of this Code;
- (12) Other general commercial uses which are not permitted outright but which are consistent with the purpose of the C-4 zone, and are not detrimental to any of the outright permitted uses or other existing conditional uses or to nearby residential uses;
- (13) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of [section 37-163](#)(17) of this Code;
- (14) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;
- (15) A nonconforming commercial use may expand to bring that use into compliance with the requirements of this chapter, article VII, off-street parking and loading. Such nonconforming commercial use may expand onto a separate parcel containing a conforming use where that parcel is abutting the nonconforming use for purposes of parking only;
- (16) Bridge housing shelter, subject to the standards of [section 37-125](#) of this Code;
- (17) Transitional housing village, subject to the provisions of [chapter 42](#) of this Code.

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

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

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

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

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

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

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

(7) *Signs.* Signs shall be subject to the restrictions enumerated in the sign ordinance of the city.

(8) *Off-street parking.* Off-street parking shall be subject to the requirements enumerated in article VII.

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

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

- **Sec. 37-74. - Reserved.**
- **Sec. 37-75. - Temporary conditional use.**

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

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

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

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

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

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

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

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

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

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

(Ord. No. 4108, § 2, 8-15-94)

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

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

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

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

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

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

(17) Repealed by Ord. No. 4742.

(18) Repealed by Ord. No. 4742.

(19) Repealed by Ord. No. 4753.

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

(21) Church.

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

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

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

(1) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(2) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

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

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

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

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

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

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

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

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

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

(2) *Maximum lot coverage.* None.

(3) *Minimum lot size.* None.

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

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

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

(7) *Signs.* Signs shall be subject to the restrictions enumerated in the sign ordinance of the city.

(8) *Off-street parking.* Off-street parking shall be subject to the requirements enumerated in article VII.

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

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

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

Comprehensive Plan:

CURRENT LAND USES

Residential

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

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

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

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

Neighborhood Residential

Description

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

Examples

Single-family homes, duplexes, small-scale apartments

Suggested Residential Density Range

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

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

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

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

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

Community Residential

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

Examples

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

Suggested Residential Density Range

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

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

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

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

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

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

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

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

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

Input From Other Departments/Agencies:

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

The Lewiston Fire Department provided no comments on the application.

Analysis:

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

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

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

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

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

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

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

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

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

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

Relevant Criteria and Standards:

See attached reasoned statement worksheet.

Prepared By:

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**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:**
ZNC24-5

II. **APPLICANT'S NAME AND ADDRESS:**
City of Lewiston Planning and Zoning Commission
c/o Katie Hollingshead, Assistant Planner
215 D Street
Lewiston, ID 83501

III. **IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
Approximately 704 properties in the areas generally described as east of 17th Street to 21st Street, between 11th Avenue and 19th Avenue, and east of 21st Street to 29th Street, between East Main Street and Nez Perce Drive as depicted on the attached maps, Map 1A, 2A, 1B, 2B, C, 1D and 2D.

IV. **DATE OF PUBLIC HEARING:**
May 27, 2026

V. **NAME OF HEARING BODY:**
Lewiston Planning and Zoning Commission

VI. **NATURE OF APPLICATION:**
A proposal to rezone property currently located in the Low Density Residential, R-2, zone to the Medium Density Residential, R-3, zone in the areas generally depicted in Maps 1A and 2A. A proposal to rezone property currently located in the Low Density Residential, R-2, zone to the Higher Density Residential, R-4, zone in the areas generally depicted in Maps 1B and 2B. A proposal to rezone property currently located in the Low Density Residential, R-2, zone to the General Commercial, C-4, zone in the areas generally depicted in Map C. A proposal to rezone property currently located in the Low Density Residential, R-2, zone and Medium Density Residential, R-3, zone to the Regional Commercial, C-6, zone in the areas generally depicted in Maps 1D and 2D. This proposal is limited to the area generally described as east of 17th Street to 21st Street, between 11th

Avenue and 19th Avenue, and east of 21st Street to 29th Street, between East Main Street and Nez Perce Drive, and depicted in the aforementioned maps.

VII. DECISION:

The Lewiston Planning and Zoning Commission recommends **APPROVAL** of ZNC24-5 to the Lewiston City Council, subject to a map amendment on Map 1B, changing the area south of 11th Avenue to vacated 15th Avenue, and east of 23rd Street to 24th Street from the proposed Higher Density Residential, R-4, zone to the Medium Density Residential, R-3, zone as shown on the attached maps titled Map 1B original and Map 1B amendment.

VIII. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

Public comment was received from several property owners in the proposed rezone areas with concerns regarding density, increased traffic, and loss of neighborhood feel. The public comments received are generalized as follows:

Diane Marsh, Lewiston: Wanted to know what the intent of the rezone was and if property taxes would increase.

Linda Weime, Lewiston: Stated she would like the Commission to move the line for the start of the R-3 zone from 24th Street to 23rd Street since it was a whole neighborhood and it should all be the same.

Mario Telly, Lewiston: Doesn't understand the point of the upzone since the size of his property doesn't change. Feels like he is being penalized.

Jake Sully, Lewiston: Asked if any of the Commissioner's lived in the neighborhoods they were trying to rezone and stated that they were making decisions for property owners.

Walt Weime, Lewiston: Stated that the Commission isn't considering that a developer could purchase three properties in a row and then build an apartment complex.

Debbie Blake, Lewiston: Retired after 40 years in the insurance industry, maybe cities do have "grandfather clauses" for properties that don't meet standards but frequently those "grandfather clauses" go away when the building sells. Also noted that if a building is destroyed by fire, the new building has to follow current building codes when being rebuilt.

Sherena Telly, Lewiston: Concerned about the Salvation Army building and its ability to become a homeless shelter, stated that there are already homeless people living in their cars on the street next to the Salvation Army and that the weeds are really bad and they are not being kept up.

Brian Startwell, Lewiston: Also wanted to know about the possibility of a developer purchasing consecutive lots and building an apartment complex. Wanted to know how many units could be built if someone had three lots.

Larry Dean, Lewiston: Concerned about people building apartment complexes in the neighborhood. A developer could buy up properties and put apartments in. Apartments coming in means families going out. It's a nice neighborhood with families and long-term residents.

Irene Everett, Lewiston: Wanted to clarify that the proposed rezone was really just semantics. That the Commission was trying to rezone so that more of the properties that already exist would be in compliance with current zoning code.

Troy Crawford, Lewiston: Stated he had missed the staff presentation and wanted to know if the proposal was just another way of raising property taxes.

Dawn Ortiz, Community Development Office Supervisor, asked whether the Commission had received a letter dated May 18, 2026 from Suzanne Woodward and David George that had been emailed to them. All Commissioners confirmed receipt.

Mrs. Ortiz then read an email from Lacey Robbins of 2327 11th Ave Lewiston Idaho. Ms. Robbins' letter was in opposition to the proposed rezone and stated that the proposal assumes substantial future growth in the area that would demand significant increases in density and commercial space. She states that available data does not support that assumption and quoted recent Idaho Department of Labor population data and national demographic trends. She states that there were many negative impacts from the proposal on the quality of life in the neighborhood, including: increased traffic congestion, increased noise, increased strain on the roads, increased parking problems, reduced privacy, increased pedestrian and traffic safety concerns, increased opportunities for pedestrian and vehicle collisions, construction disruption and changes to neighborhood character and quality of life.

Mrs. Ortiz read an email from Anthony Robbins of 2327 11th Ave Lewiston Idaho. Mr. Robbins stated that he opposed the proposed zoning changes specifically identified on Map 1B and Map 1B from the public hearing notice. He stated that Lewiston City Code Sec. 37-42, R-3 medium density residential zone municipal code this zoning change violates the expressed purpose of R-3 zoning, which must satisfy two requirements. Those two requirements are 1) To provide land for the development of multifamily dwellings, and 2) to provide an orderly transition from more intensive, high density uses to less intensive, lower density uses. It was his belief that this proposal failed the second purpose requirement because the rezone provided for the addition of more dense housing options than currently allowed.

Mrs. Ortiz read an email from Walt Wieme. Mr. Wieme stated that he did not think that the city staff and Commission were considering the long-term consequences of broadly rezoning stable, low vacancy, established single-family neighborhoods. He encouraged the Commission to consider substantial modifications to the proposal.

Mrs. Ortiz read an email from Sherena and Mario Telly at 1219 17th Street. The Telly's stated they were concerned the proposed rezone would shove more people into an already tight neighborhood and said that they have already seen an increase in shady foot traffic up and down 17th Street. They stated there are people living in their cars by the Salvation Army, and the Salvation Army does not keep the weeds down at its property. They also note that there is a rental property next door to their home that college students frequently rent and have parties. They are concerned about allowing more residents into the small lots in their neighborhood.

IX. RELEVANT CRITERIA AND STANDARDS:

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

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

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

The land use goals and objectives this Committee concentrated on were:

- LU.1.1: Optimize zoning alignments. Align incompatible zoning and land uses and development regulation with the Future Land Use Map to establish consistent and compatible growth patterns.
- LU.1.1.1: Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use categories.
- LU.1.3: Balance land uses. Establish land use patterns that accommodates various land uses in proportion to the needs of the community.

City staff evaluated residential areas around the 21st Street commercial corridor and presented options to the Committee for potential rezoning to Medium Density, R-3, Residential and Higher Density, R-4, Residential zones. Staff evaluated the dimensions and square footage of lots in these areas and found that a majority of the lots did not meet the dimensional standards or total lot square footage of the Low Density, R-2, Zone that they are situated in. Staff found that a rezone of these properties to the Medium Density, R-3, Residential Zone would bring more of these lots into conformance with the R-3 zone having a minimum lot width of 50 feet, a minimum lot depth of 80 feet, and a minimum lot size of 6,000 square feet. Staff worked with the Committee to also identify properties immediately adjacent to the Regional Commercial, C-6, Zone along 21st Street that would be appropriate to rezone to Higher Density, R-4, Residential Zone to create a buffer zone between the existing commercial corridor and the residential neighborhoods to the east and west.

Staff brought the proposed rezone to the Planning and Zoning Commission for initiation on December 11, 2024. At that time, City staff had identified 704 properties that would be affected by the upzone proposal and determined the size of each property. City staff worked with the City Surveyor on collecting legal descriptions of all the affected properties. City staff have received some responses to the proposed rezone of the subject properties. Many of these responses raised concern regarding increased density in the subject areas, increases in property taxes, and increased vehicular traffic. City staff noted that a majority of the properties would only qualify for a duplex or an accessory dwelling unit, and very few of the identified properties would be able to qualify under current City Code for a triplex or more dwelling units based on their square footage alone. Therefore, City staff do not anticipate traffic to significantly increase as a direct result of this rezone action.

As part of the proposed rezone, City staff also identified parcels adjacent to the Regional Commercial, C-6, Zone that were split zoned—meaning half the parcels were zoned C-6 and the other half were zoned R-2. These parcels were added to the proposed rezone by the Committee to fix this non-conformity. The split zoned parcels are partially due to the vacation of 24th Street south of 14th Avenue. 24th Street had previously served as the division between the commercial zone and the residential zone in this area. Staff also identified a pocket of R-2 zoned property in between the C-6 Zone and a section of C-4 Zoned property east of 24th Street and south of 16th Avenue that also created some nonconformities. The intent of rezoning these areas as recommended is to clean up these nonconformities to be consistent with the Comprehensive Plan.

The majority of public comments received regarding the application expressed opposition to the proposed rezone of the subject properties. Many speakers referenced the existing character and built environment of the affected neighborhoods, expressed a preference for maintaining lower-density residential development patterns, and questioned the necessity of the proposed zoning changes. Several commenters also voiced concerns regarding potential impacts on property values and the possibility that the rezone could facilitate additional commercial or multifamily development in areas that have historically been developed with single-family residential uses.

A significant theme throughout the public testimony was concern regarding whether the proposed rezone is consistent with the goals, policies, and land use designations of the City's Comprehensive Plan. Commenters questioned whether the proposed zoning districts appropriately reflect the established development patterns of the areas and whether the changes would advance the long-term planning objectives identified by the City.

Commissioner Anderson noted that both the Committee and City staff have received numerous inquiries from property owners within the proposed rezone area. She highlighted concerns that the current zoning regulations have created challenges for some property owners whose lots and existing developments do not conform to present zoning standards, resulting in difficulties when selling, insuring, or improving their properties.

Assistant City Planner Hollingshead reported that Community Development staff's review found that approximately 58.8% percent of the properties within the affected area are currently

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nonconforming under existing zoning requirements. Testimony was also provided by Assistant City Planner Hollingshead indicating that the proposed rezone could reduce the number of nonconforming properties and provide some property owners with greater flexibility to maintain, improve, or redevelop their properties in a manner consistent with existing development patterns. However, it was also noted that the proposed zoning changes would not eliminate nonconformities for all affected properties, and some parcels would remain subject to existing limitations.

The Commission ultimately unanimously found that the proposed rezone of the subject areas was in conformance with the Comprehensive Plan.

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

City staff evaluated residential areas around the 21st Street commercial corridor and presented options to the Committee for potential rezoning to Medium Density, R-3, Residential and Higher Density, R-4, Residential zones. City staff evaluated the dimensions and square footage of lots in these areas and found that a majority of the lots did not meet the dimensional standards or total lot square footage of the Low Density, R-2, Zone that they are situated in. City staff found that a rezone of these properties to the Medium Density, R-3, Residential Zone would bring more of these lots into conformance with the R-3 zone having a minimum lot width of 50 feet, a minimum lot depth of 80 feet, and a minimum lot size of 6,000 square feet. City staff worked with the Committee to also identify properties immediately adjacent to the Regional Commercial, C-6, Zone along 21st Street that would be appropriate to rezone to Higher Density, R-4, Residential Zone to create a buffer zone between the existing commercial corridor and the residential neighborhoods to the east and west.

Additionally, Assistant City Planner Hollingshead stated that the areas identified for rezoning would allow for future infill development in a scale appropriate way, over an extended period of time consistent with the City's Future Land Use Map and create buffer areas between existing commercial and lower density residential development in areas further away from the 21st Street commercial corridor.

For example, in the areas south of East Main, she noted the following:

- Plats were done in the early 1900's.
- Majority of the lots were platted as 50' x 125' (6,250 square feet total).
- Infill is unlikely to occur, at least until water line/infrastructure upgrades occur.
- Additional housing on existing lots would be limited to Accessory Dwelling Units.

For example, in the Sunset Addition, she noted the following:

- Pinewood Plats started in the 1930's.
 - Mixed bag of lot sizes with lots along 8th, 9th, and 11th Avenues not meeting the 7,500 square foot lot size minimum.
 - 9th Ave: Many lots are either 60' x 115' (6,900 square feet) or 65' x 115' (7,475 square feet).

- Lots on the interior, such as Sunset Drive and Willow Drive, do meet the square foot minimum requirements, but they have steep, sloped grades. These residences were often built to maximum lot coverage requirements.

For example, in the area east of 21st Street and west of Sunset Park, she noted the following:

- Abuts the commercial zone on 21st Street.
- R-4 Higher Density Zone would serve as a transition or buffer zone between the existing commercial uses, major arterials and residential districts.
 - Minimum lot size is 5,000 square feet.
- R-3 Medium Density Residential has a minimum lot size of 6,000 square feet.
 - Majority of lots in this area average 7,100 square feet.

For example, in the area of 21st Street to 17th Street, the Blanchard Heights and Yantis Additions, she noted the following:

- Blanchard Heights started in the late 1890's.
- Yantis Addition started in 1920's.
- The proposal would connect existing R-3 zones, instead of having them split by an area zoned R-2.
 - Area north of 11th Avenue to 8th Avenue are currently R-3.
 - South of 17th Avenue is currently R-3.
- Lots in this area are as small as 4,800 square feet.

Members of the public expressed a variety of concerns regarding the proposed rezone. Several commenters focused on the potential effects of increased residential density, including additional traffic, increased demand for on-street parking, noise, impacts to existing roads and public infrastructure, and related safety concerns. Commenters also raised concerns about potential changes to neighborhood character and quality of life. Some expressed concern that the proposed zoning could make it easier for adjoining lots to be combined and developed into larger multi-family projects, such as apartment complexes, not currently allowed in the R-2 zone by right.

Public testimony also addressed the challenges associated with nonconforming properties under the current zoning regulations. Several commenters noted that if a nonconforming home were substantially damaged or destroyed, current City Code requirements may prevent the home from being rebuilt in its existing location or configuration.

The Commissioners and City staff expressed support for the proposed rezone because it would reduce the number of nonconforming properties and, in many cases, allow homeowners to rebuild their homes in a manner consistent with existing developments. Testimony also indicated that, where a property remained nonconforming, owners may have greater ability to seek administrative relief, such as a variance, to facilitate reconstruction.

Commissioner Battles characterized the proposal as a correction to the zoning map, explaining that past amendments to the zoning code were not accompanied by corresponding updates to zoning district boundaries. As a result, the current zoning districts no longer accurately reflects the existing development pattern in many of these areas.

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Commissioners Wolf and Cable similarly observed that the proposed rezone would not alter the existing built environment or require changes to established neighborhoods. Rather, they viewed the proposal as bringing the zoning designations into closer alignment with the properties as they currently exist and are developed.

Commissioner Anderson noted that as proposed, approximately 58.8% of the properties to be rezoned are “at least, or better” suited for the higher zoning designation because as-is they are nonconforming to their current zoning designation and rezoning these properties would bring them into or closer to compliance with current zoning requirements.

Commissioner Ball expressed concern regarding whether the proposed rezone from the R-2 Zone to the R-3 Zone is suitable for the subject properties. She noted that, although some of the lots may be smaller in size and developed more closely together, many of the affected properties are located within established, single-family residential neighborhoods that are walkable, family-friendly, and have a distinct residential character.

Commissioner Ball acknowledged that the lot sizes may support R-3 zoning from a technical standpoint. However, she expressed concern that the existing character of the neighborhoods—including the predominance of single-family homes, the walkable environment, and the overall residential feel—does not support a higher-density zoning designation. She stated that allowing additional density could change the character of these neighborhoods and reduce some of the protections currently provided to homeowners under the R-2 Zone.

The Commission found that the proposed rezone does not, by itself, alter the existing built environment or authorize any specific development project. Rather, they noted that the proposal from City staff is intended to provide additional flexibility for infill development and redevelopment that is compatible with the character and development pattern of the surrounding residential neighborhoods, subject to applicable development standards and review processes.

Four Commissioners (Battles, Iacoboni, Wolf, and Cable) concluded that the subject properties are at least as well suited, and in many cases better suited, for the Medium Density Residential, R-3, Zone than the existing Low Density Residential, R-2, Zone. In reaching this conclusion, they noted that approximately 58.8 percent of the affected properties (414 properties) are currently nonconforming with one or more R-2 zone development standards, indicating a substantial mismatch between the existing zoning designation and the development pattern that exists on the ground.

Two Commissioners (Anderson and Ball) disagreed and argued that the subject properties were not better suited to the Medium Density Residential, R-3, Zone.

Commissioner Harris was not present at this meeting.

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

In evaluating this criterion, the Commission considered the existing built environment, the purpose of the proposed rezone, public testimony, and the likelihood of future development patterns within the affected areas.

The City staff report and Assistant City Planner Hollingshead noted that this action is primarily intended to bring zoning designations into closer alignment with the existing development patterns of the subject properties, and to eliminate some split zoned properties. A substantial number of properties within the areas to be rezoned are currently nonconforming under the standards of the R-2 Zone due to their lot size, lot coverage, and/or other dimensional requirements. The proposed R-3 or R-4 zoning designations would reduce the number of nonconforming properties and provide greater consistency between the zoning regulations and the existing residential development that has been established over time.

The Commission reviewed the uses allowed by right for the Regional Commercial, C-6, Zone and discussed that it was a more restrictive commercial zone and that properties on the east side of 21st Street were already using these parcels as parking lots for their businesses in the adjacent C-6 zone. The Commission also discussed businesses on the west side of 21st Street (Lewis Clark Early Childhood Development and Riverside Recovery) that operated in the current residential zone under Conditional Use Permits and were adjacent to the C-6 zone. The Commission also discussed the built environment of the subject properties, noting that there was very little vacant land available for additional development.

Members of the public expressed a variety of concerns regarding the proposed rezone. Several commenters focused on the potential effects of increased residential density, including additional traffic, increased demand for on-street parking, noise, impacts to existing roads and public infrastructure, and related safety concerns. Commenters also raised concerns about potential changes to neighborhood character and quality of life. Some expressed concern that the proposed zoning could make it easier for adjoining lots to be combined and redeveloped into larger multi-family projects, such as apartment complexes, not currently allowed in the R-2 zone by right.

The Commission acknowledged the concerns expressed by members of the public regarding the potential for investors or developers to acquire multiple adjacent properties and construct larger multifamily developments, as well as concerns regarding the gradual expansion of commercial uses into established residential neighborhoods. The Commission found these concerns to be understandable and relevant considerations when evaluating future land use patterns. However, they noted that the record does not contain evidence of any pending or proposed development projects that would result in such outcomes, nor was evidence presented by the public or City staff demonstrating that the proposed rezone would foreseeably lead to incompatible uses being established within the affected neighborhoods.

Ultimately, five Commissioners (Battles, Anderson, Iacoboni, Cable, and Wolf) agreed that the proposed rezone to Medium Density Residential, R-3, Zone, and Higher Density

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Residential, R-4, Zone, and rezoning the handful of split zoned parcels to Regional Commercial, C-6, Zone and General Commercial, C-4, Zone would not present foreseen immitigable impacts.

Commissioner Ball disagreed and felt that the proposed rezones did present foreseen, immitigable impacts of incompatible uses for the residential areas “because it was opening a door” to future development that did not conform with the current residential character of the affected neighborhoods. As far as the change for the other properties to C-6 and C-4, she was not opposed to rezoning these areas. She stated that expanding commercial zones into the residential areas was dangerous and that the Higher Density Residential, R-4, Zone did not offer enough protection to lower density neighborhoods.

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

Political subdivisions were notified of the proposed rezone of the subject properties. City departments provided no comments. The Commissioners noted the lack of opposition from political subdivisions indicated that they did not object to the proposed zoning of the subject properties. The Commissioners noted that the subject properties were substantially built out and that there were existing utilities already serving these neighborhoods.

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

City staff evaluated residential areas around the 21st Street commercial corridor and presented options to the Committee for potential rezoning to Medium Density, R-3, Residential and Higher Density, R-4, Residential zones. City staff evaluated the dimensions and square footage of lots in these areas and found that a majority of the lots did not meet the dimensional standards or total lot square footage of the Low Density, R-2, Zone that they are situated in. City staff found that a rezone of these properties to the Medium Density, R-3, Residential Zone would bring more of these lots into conformance with the R-3 zone having a minimum lot width of 50 feet, a minimum lot depth of 80 feet, and a minimum lot size of 6,000 square feet. City staff worked with the Committee to also identify properties immediately adjacent to the Regional Commercial, C-6, Zone along 21st Street that would be appropriate to rezone to Higher Density, R-4, Residential Zone to create a buffer zone between the existing commercial corridor and the residential neighborhoods to the east and west.

The Commission discussed the large scale of nonconforming lots (58.8%) in the affected areas and that rezoning to Medium Density Residential, R-3, Zone would bring many of those nonconforming lots into conformance, and, in many cases, allow homeowners to rebuild their homes in a manner consistent with the existing development patterns. The Commission heard testimony from Debbie Blake, Lewiston, who stated that she had been an insurance agent for

40 years and that nonconforming lots and structures did pose a problem when property owners sold or tried to rebuild after a disaster. Commissioner Anderson stated that she thought it was very important that the Commission do what it can so that property owners are able to build back what they previously had should a disaster destroy their home.

Testimony was also provided by Assistant City Planner Hollingshead that the proposed rezone could reduce the number of nonconforming properties and provide some property owners with greater flexibility to maintain, improve, or redevelop their properties in a manner consistent with existing development patterns. However, it was also noted that the proposed zoning changes would not eliminate nonconformities for all affected properties, and some parcels would remain subject to existing limitations.

Commissioner Ball acknowledged that the lot sizes may support R-3 zoning from a technical standpoint. However, she expressed concern that the existing character of the neighborhoods—including the predominance of single-family homes, the walkable environment, and the overall residential feel—does not support a higher-density zoning designation. She stated that allowing additional density could change the character of these neighborhoods and reduce some of the protections currently provided to homeowners under the R-2 Zone.

The majority of public comments received regarding the application expressed opposition to the proposed rezone of the subject properties. Many speakers referenced the existing character and built environment of the affected neighborhoods, expressed a preference for maintaining lower-density residential development patterns, and questioned the necessity of the proposed zoning changes. Several commenters also voiced concerns regarding potential impacts on property values and the possibility that the rezone could facilitate additional commercial or multifamily development in areas that have historically been developed with single-family residential uses.

The Commission acknowledged the concerns expressed by members of the public regarding the potential for investors or developers to acquire multiple adjacent properties and construct larger multifamily developments, as well as concerns regarding the gradual expansion of commercial uses into established residential neighborhoods. The Commission found these concerns to be understandable and relevant considerations when evaluating future land use patterns.

Five Commissioners (Battles, Anderson, Iacoboni, Cable and Wolf) agreed that the current density of the built neighborhoods was suitable and will not unduly burden the neighborhood. The Commission discussed their inability to see into the future for what future Commissions might decide for the City of Lewiston but felt that they were trying to fix a problem where previous Commissions did not look at the full picture of the zoning code and associated zoning maps when making amendments to code.

Commissioner Ball disagreed and stated that the Medium Density Residential, R-3, Zone was not suitable for the area and would unduly burden the neighborhood. She again stated that even small-scale apartments can have a large impact on a neighborhood and that the Low Density Residential, R-2, Zone offers protection to property owners that the R-3 zone does not.

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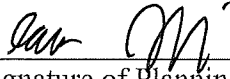
6. The proposed rezone **is** in conformance with Idaho Code 67-6537, Use of Surface and Ground Water. Applicable commentary:

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

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

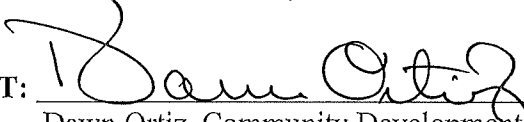
Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could** take actions to obtain approval, such actions might include: Not applicable

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

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

Printed: Gabriel Iacoponi

Date of Signature: 6/10/2026

ATTEST: 
Dawn Ortiz, Community Development Office Supervisor

May 27, 2026

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. Chair Iacoboni called the meeting to order at 5:30 p.m.

I. **CALL TO ORDER**

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Emily Wolf, Vice Chair; Shaunita Cable; Cynthia Ball; Zach Battles; Maureen Anderson;

COMMISSIONERS EXCUSED: Kyle Harris;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor

II. **CITIZENS COMMENTS**

None

III. **ACTIVE AGENDA**

A. **APPROVAL OF MAY 13, 2026 MEETING MINUTES (ACTION ITEM)**

Commissioners Anderson and Ball moved and seconded, respectively, approval of the May 13, 2026 as written. The motion carried 6-0.

B. **APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS APPROVING SIGN WAIVER APPLICATION V-26-1 BY ZACK CHRISTENSEN OF WALKER'S FURNITURE AT 815 MAIN STREET (ACTION ITEM):**

Commissioners Ball and Anderson moved and seconded, respectively, to approve the Reasoned Statement for VAR-26-1 as written, with the name modification correction. The motion carried 6-0.

C. **CANYON CREST SOUTH PHASE II PRILIMINARY PLAT (ACTION ITEM):**

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioner Cable and Chair Iacoboni moved and seconded, respectively, to recommend approval of the Canyon Crest South Phase II Subdivision preliminary plat and to approve the related Reasoned Statement. The motion carried 6-0.

D. **PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE**

Commissioner Ball asked what the difference was between a C4 and a C6.

Staff Hollingshead read the uses by right and conditional uses for a C4.

Brian Startweel from Lewiston asked for the biggest/largest number of units.

Staff Hollingshead stated that if you have three 7100 square foot lots, combined, 11 units would be allowed on the 21,300 square feet, but there are other additional standards that would need to be met for multifamily.

Commissioner Anderson stated that when it comes to a conditional use permit, the commission has to go by a standard and not by how they feel about a project.

Larry Dean from Lewiston stated his neighbors are very concerned about an apartment complex being built in the neighborhood, and the sewer is not holding up now. If this happens, the existing owners could lose their investments. When apartments move in, families move out.

Irene Everett from Lewiston stated that she understands this as a way to get back into what is existing now, and making the zone match what is there.

Troy Crawford from Lewiston asked about taxes, and this was a way to increase them.

Staff Ortiz confirmed that the commissioners received the public comment sent from Susanne Woodard and David George. Staff Ortiz also read the following 4 emails received for public comment.

Lacey Robbins
2327 11th Ave
Lewiston, ID 83501
May 24, 2026

Lewiston Planning and Zoning Commission
Lewiston, ID

Re: Opposition to ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR

Members of the Planning and Zoning Commission,

I am writing to state my firm opposition to the proposed rezoning of my neighborhood from its current R2 designation to higher-density residential and expanded commercial classifications including R3, R4, C4, and C6.

The proposal appears to assume that substantial future growth demands significant increases in density and commercial space. The available data does not support that assumption.

Recent Idaho Department of Labor population data showed that 57 Idaho cities lost population between 2023 and 2024. Most of those communities were small and experienced only minor decreases. Lewiston, however, experienced the largest population loss in the state despite being Idaho's 11th largest city. That should raise serious questions about whether there is a demonstrated need to significantly increase residential density and commercial development in Lewiston's established neighborhoods.

National demographic trends raise additional concerns. The United States is experiencing historically low birth rates that remain below replacement levels. Population trends in Nez Perce County also indicate that births are not keeping pace with deaths. Given these realities, I question the basis for assuming substantial growth that justifies permanently changing my neighborhood.

The proposal appears to create solutions for growth that may not actually exist while placing the burden of the consequences on people who already live here.

I, and many of my neighbors, purchased homes and built lives in this neighborhood based on reasonable expectations about the character and use of the area. Rezoning R2 neighborhoods into substantially higher-density residential and commercial areas fundamentally changes the expectations we relied upon when deciding where to invest our money, purchase homes, and raise our families.

The negative impacts of this proposal on the quality of life in our neighborhood are clear:

- Increased traffic congestion and more vehicles moving through residential streets
- Increased noise from businesses, customers, service vehicles, deliveries, and increased population density
- Increased strain on roads, utilities, sewer systems, water systems, and stormwater infrastructure
- Increased parking problems and overflow parking into residential streets
- Reduced privacy due to larger and denser development patterns
- Increased pedestrian and traffic safety concerns
- Increased opportunities for pedestrian and vehicle collisions

Better Alternatives Already Identified by the City:

The City's own *Envision Lewiston 2044* Comprehensive Plan identifies significant opportunities for future development and annexation in East Lewiston and the Orchards. These are true greenfield sites — meaning undeveloped, open land on the edge of the city that has never been built on. Yet instead of focusing growth there, the City recently designated 187 acres of prime greenfield land as the new Lewiston Community Park. The attached photo of this site (looking north toward Lewiston Grade) clearly shows the scale of this beautiful, undeveloped land — a massive commitment for a city of 35,000 residents that offered excellent potential for balanced residential and commercial development but has now been removed from consideration.

Questions for Staff and the Commission:

1. What is the realistic projection for new housing units created through redevelopment in these fully built-out Sunset Park area neighborhoods over the next 10–20 years?
2. What specific protections (non-conforming use rights, height limits, design standards, transition buffers) will apply to existing homes, especially those bordering the park?
3. Has a detailed, site-specific traffic impact analysis, parking study, and infrastructure capacity assessment been completed for this segment?
4. Why include quiet interior residential streets and park-adjacent blocks rather than limiting rezoning to underutilized commercial frontage on 21st Street and prioritizing the greenfield annexation opportunities already identified in the Comprehensive Plan?
5. What less disruptive alternatives — such as targeted ADU incentives, missing-middle housing only on appropriate larger lots, or form-based codes strictly along the arterial — were seriously evaluated?

I respectfully urge the Commission to recommend denial or substantial modification of ZNC24-5 to exclude established single-family neighborhoods in the Sunset Park area. Lewiston has ample room to accommodate responsible growth by prioritizing edge greenfield development and annexation rather than sacrificing its best existing residential communities.

Thank you for your service. I am happy to answer questions, provide additional neighborhood photos, or participate in a site visit.

Sincerely,

Mr. Walt Wieme"



"I'm writing this to email to have my comments heard on the ZNC24-5 Upzone of Properties on the West and East Side of the 21st Street Corridor proposal, specifically in regards to the proposals in Map 1A and Map 1B.

In regards to the proposed change represented in Map 1A changing the area from R2 to R3 I oppose this proposed zone change. Also, according to Sec. 37-42. - R-3 medium density residential zone municipal code this zoning change violates the expressed purpose of R3 zoning, which must satisfy two requirements. Those two requirements are 1) To provide land for the development of multifamily dwellings AND 2) to provide an orderly transition from more intensive, high density uses to less intensive, lower density uses. This proposal fails the second purpose requirement as stated in municipal code as the addition of the outright permitted uses that are different than the outright permitted used under Sec. 37-26 outright permitted uses explicitly allow more dense housing options. The language in the municipal code is very clear that both purposes must be satisfied, not that either may be satisfied. Therefore, it is my position that this proposal does not satisfy the municipal code purpose.

In regards to the proposed change in Map 1B changing the area from R2 to R4 I opposed the proposed zone change. As a resident of Lewiston and property owner that would be directly impacted by this change the area already has challenges to the peace and security of the current residents and changing of the zoning to R4 would intensify both those challenges. Further, Lewiston does not have a need for this higher density zoning as the population of Lewiston is more basically stable and may have experienced slight decline, but overall is not expected to grow. Many for sale properties in Lewiston already have trouble selling and the addition of housing density is not going to address that issue and

may worsen it, as an increase in housing options will decrease seller's ability to sell their property

Further, the increase of zoning density in this area in particular can lead to the loss of the neighborhood aesthetic and character. The term Candy Cane Lane exists in direct reference to the tradition of those neighbors who live on Sunset Drive in Map 1A to put up Candy Canes during the winter holiday season. Sunset Park has a quiet community of neighbors who enjoy being able to walk to the park to spend time enjoying the sunlight and nature. Sunset Park is an area where it's very common to see wildlife in the cooler evening hours and the increase in density may threaten the public's logistical access to that directly, as the additional noise and commotion of higher density settings may scare away the existing wildlife.

Overall, I am opposed to these proposals and specifically to the proposals in Map 1A and Map 1B.

Thank you for taking your time to read this and enter it into the record.

Anthony Robbins, Lewiston, ID"

"In regards to rezoning around our home at 1219 17th Street from R2 to R3.

We are not in favor. We are concerned about shoving more people into our already tight neighborhood.

In the last month we have seen an increase in shady foot traffic up and down 17th Street. There are people living in their cars parked by the Salvation Army Church building on 21st st. They do not even take care of their property by keeping weeds down, etc. My concern is you are doing this so they can house people on their property. There is also a daycare and schools nearby that do not need this.

There is a rental house next door to us. We have lived in our home 22 years. Over the years there have been several college students rent the house and several parties have taken place and gotten out of control and onto our property. Allowing more residents into our small lots is not wise. Please reconsider.

Thank you.

Sherena and Mario Telly From Lewiston"

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

After deliberation and discussion, Commissioners Wolf and Battles moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving ZNC24-5. The motion failed 3-3.

Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving ZNC24-5 with the amendment to Map 1B for R4 and R3 be separated at 23rd Street. The motion carried 5-1.

Commissioner Anderson asked staff to add changing the R3 zoning code uses permitted outright on a future agenda.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the June 10, 2026, meeting.

All commissioners in attendance should be in attendance for the June 10, 2026, meeting, besides Commissioner Wolf. Commissioner Cable stated she will not be at the June 24th meeting. Staff Hollingshead stated there will be three public hearings at the next meeting.

V. ADJOURN

There being no further business, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 6-0, and the Planning and Zoning Commission adjourned at approximately 7:59 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 16th day of June, 2026.

June 10, 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 5:32 p.m.

I. CALL TO ORDER

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

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

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

II. CITIZENS' COMMENTS

None

III. ACTIVE AGENDA

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

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

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

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

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

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

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

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



October 1, 2024

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

I. CALL TO ORDER

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

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

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

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

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

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

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

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

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

IV. ADJOURNMENT



October 22, 2024

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

I. CALL TO ORDER

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

COMMITTEE MEMBERS EXCUSED: None

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

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

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

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

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

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

IV. NEXT STEP(S)

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

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

Staff Hollingshead verbally reviewed maps and discussed reasoning behind proposal.

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

VIII. STAFF-COMMISSION COMMUNICATIONS

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

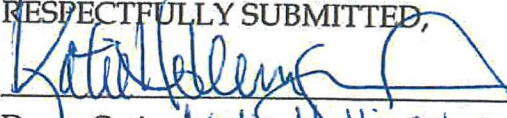
Staff Hollingshead reminded the Commission that the December 25th meeting is cancelled and that at the January meeting the Commission will be election Chair and Vice-Chair

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

IX. ADJOURN

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

RESPECTFULLY SUBMITTED,


~~Dawn Ortiz~~, Kate Hollingshead
Recording Secretary


Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 8th day of January, 2024 5

Memo



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

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

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

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

LU 2 Provide housing choices throughout Lewiston

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

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

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

Memo



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

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

Memo



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

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

Staff has broken this project into four areas;

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

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Lewiston Planning and Zoning Commission will conduct a public hearing at which you may provide comments/testimony on

Wednesday May 27, 2026 at 5:30 pm.

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING

2nd FLOOR MEETING ROOM

215 "D" STREET LEWISTON, ID 83501

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

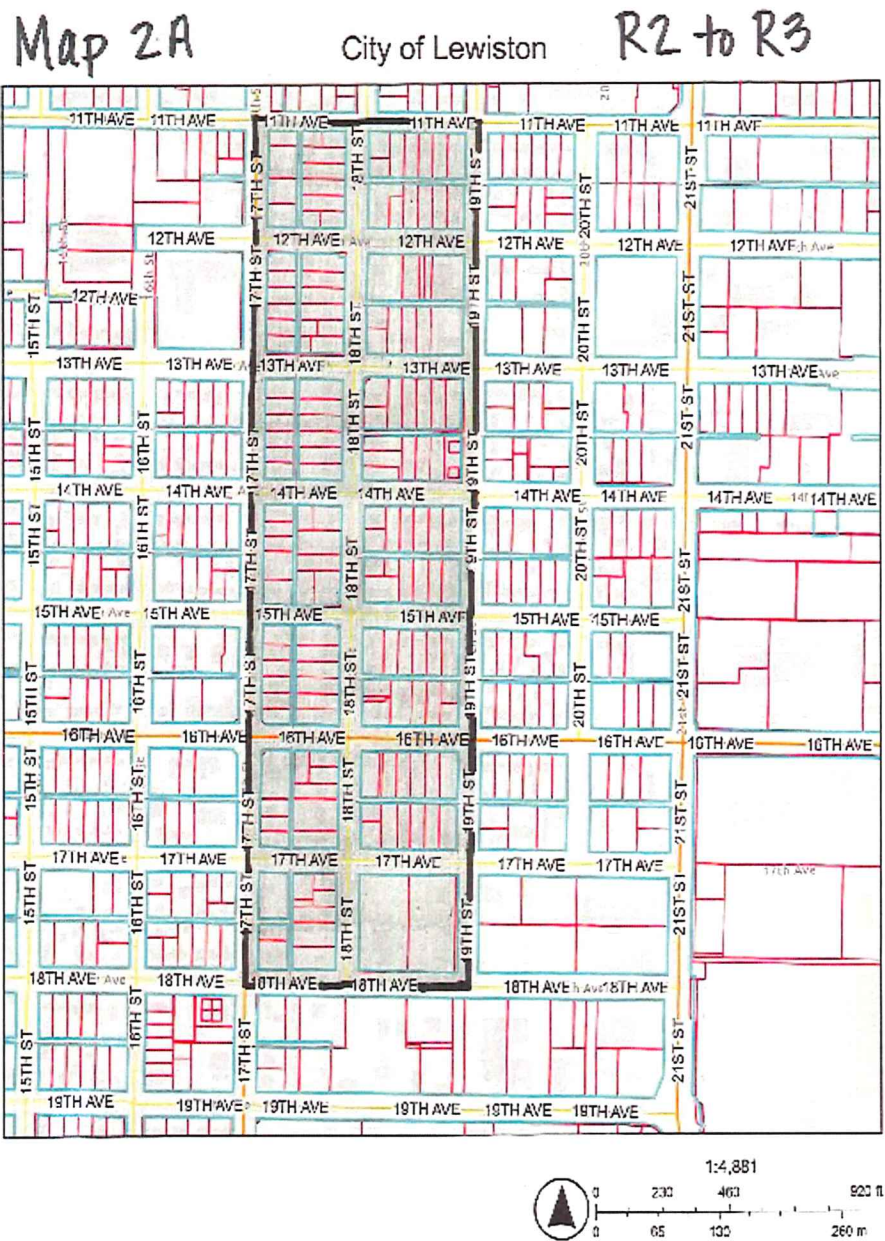
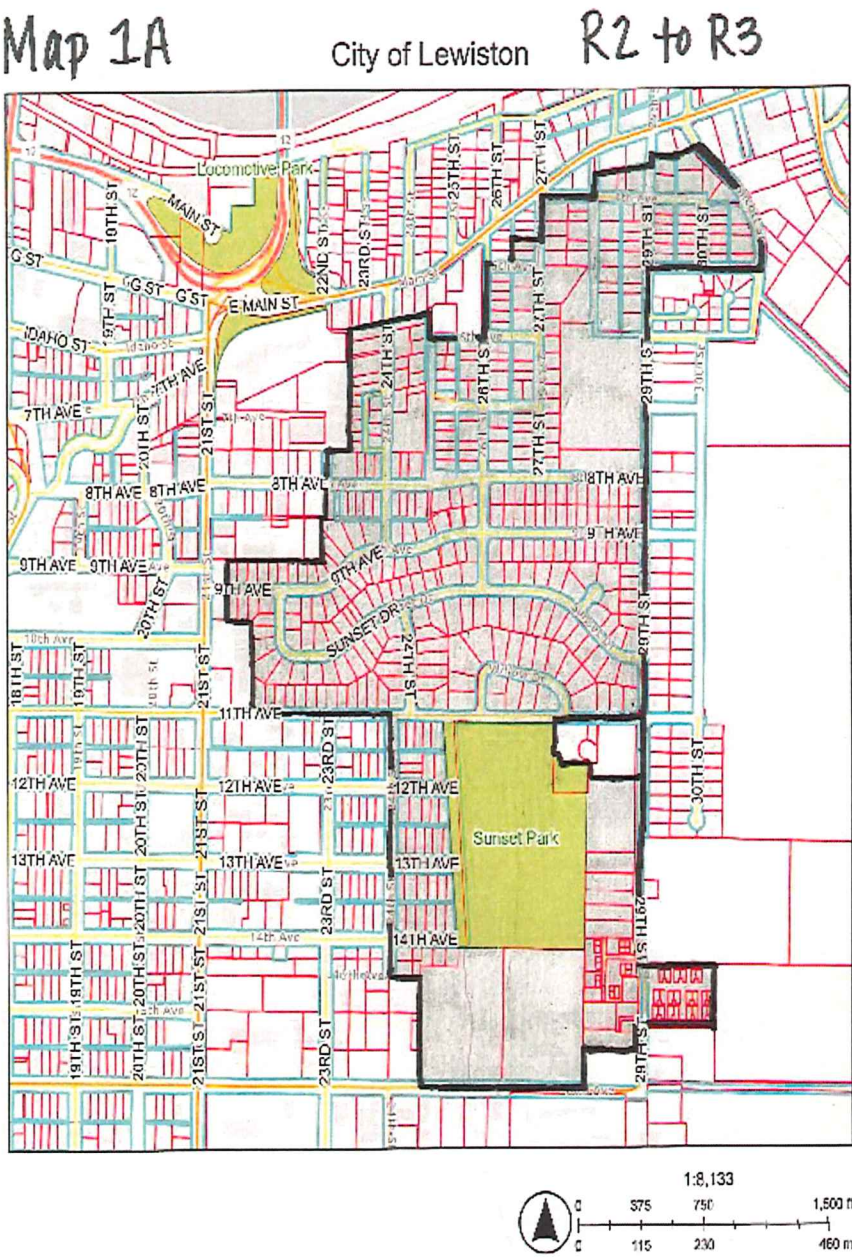
This public hearing will be to consider the following proposal:

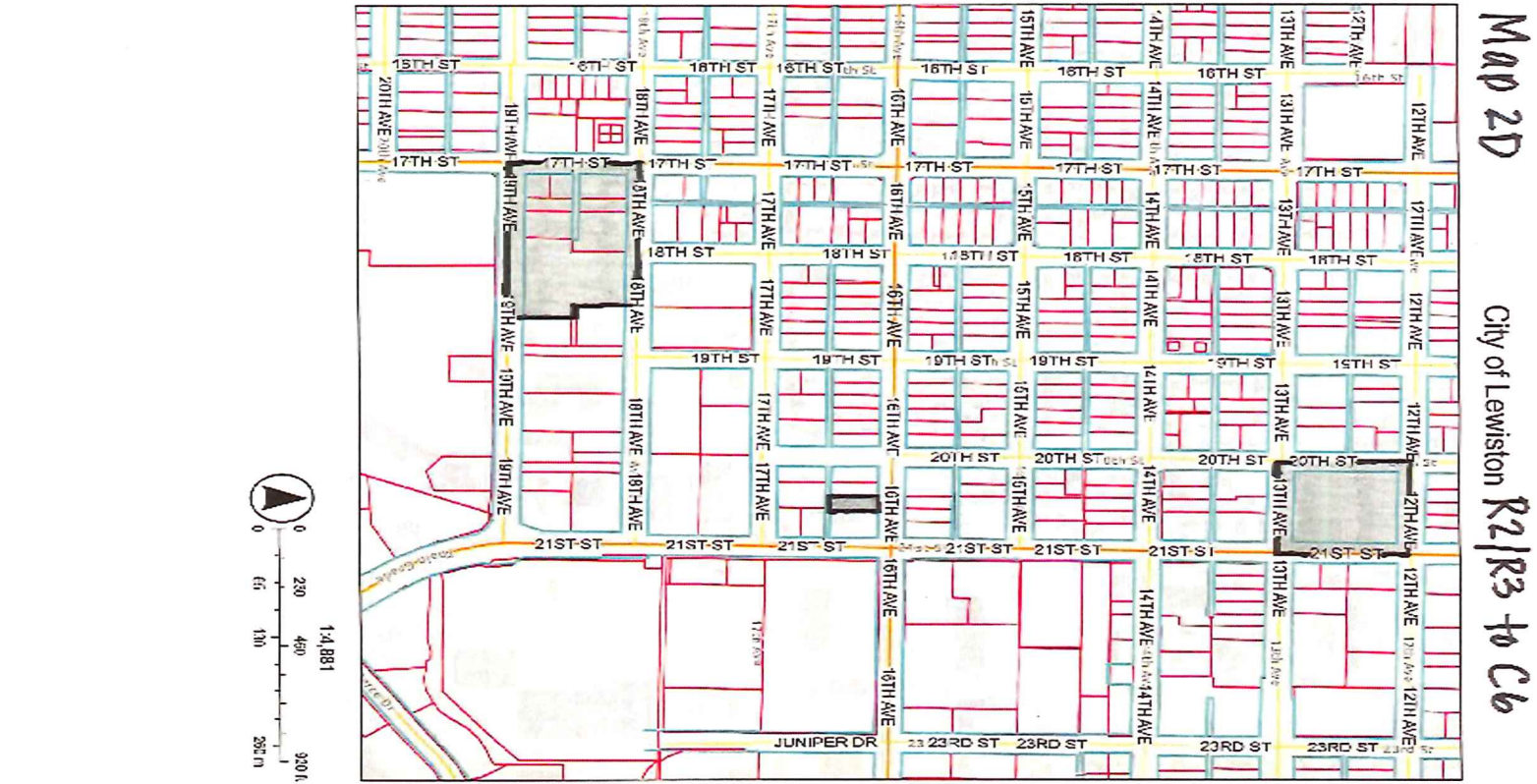
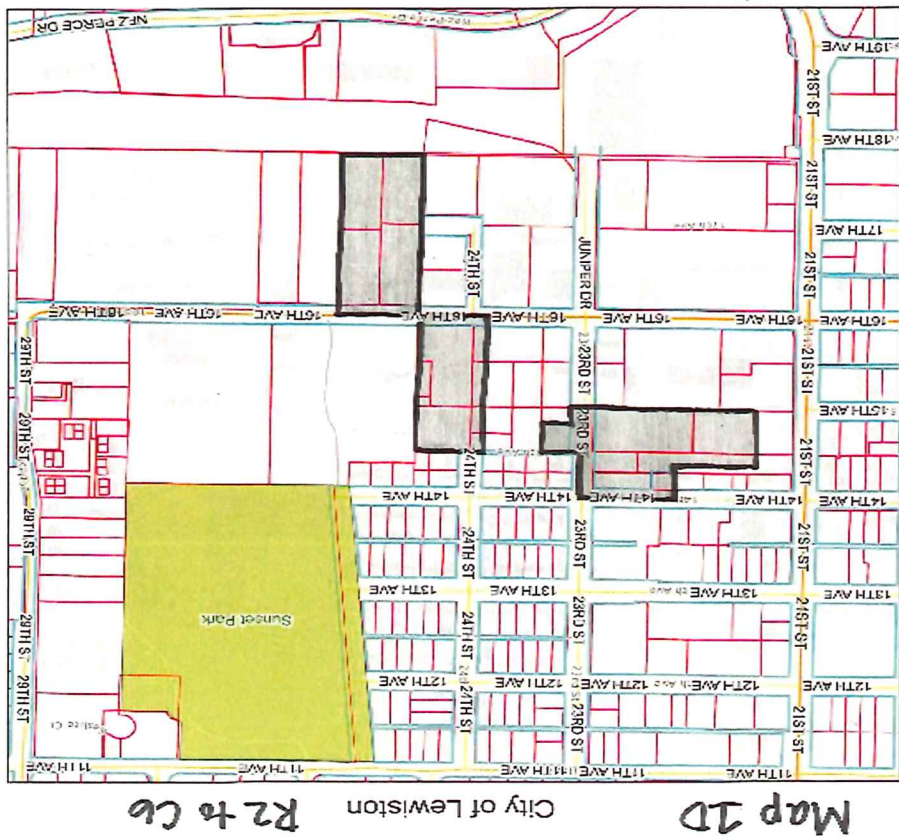
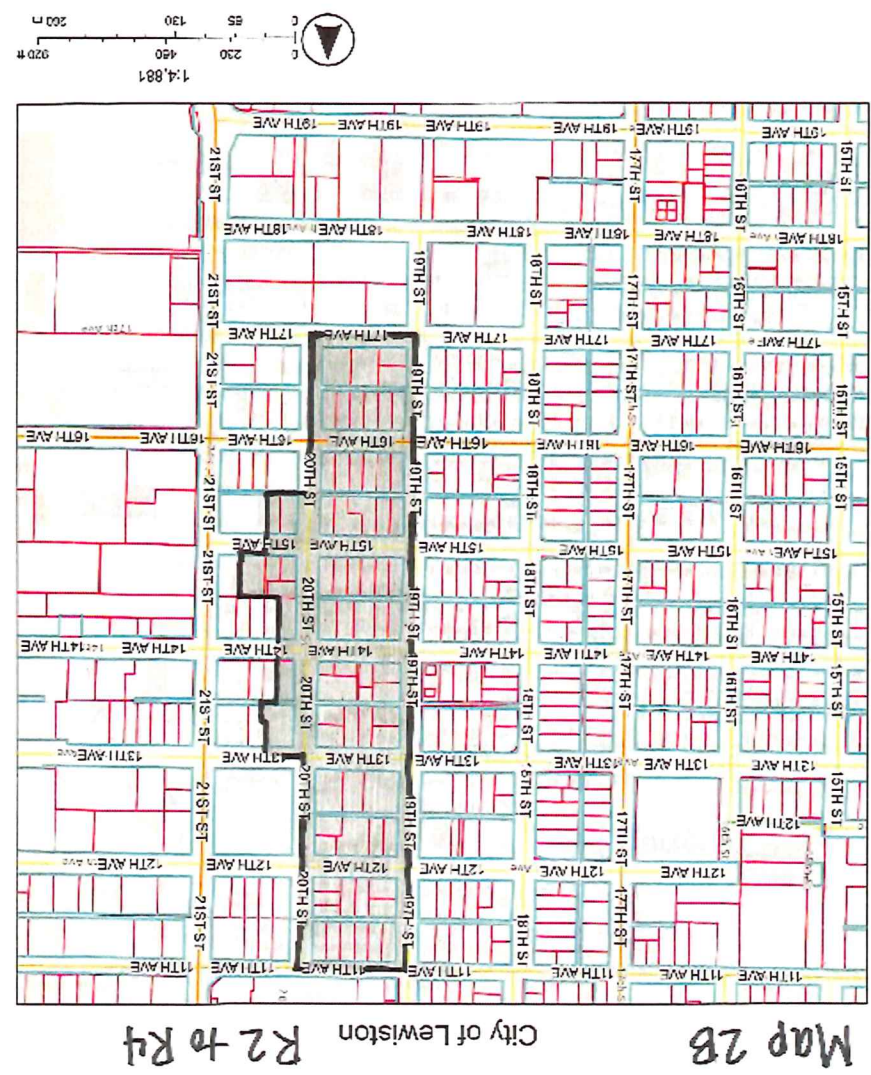
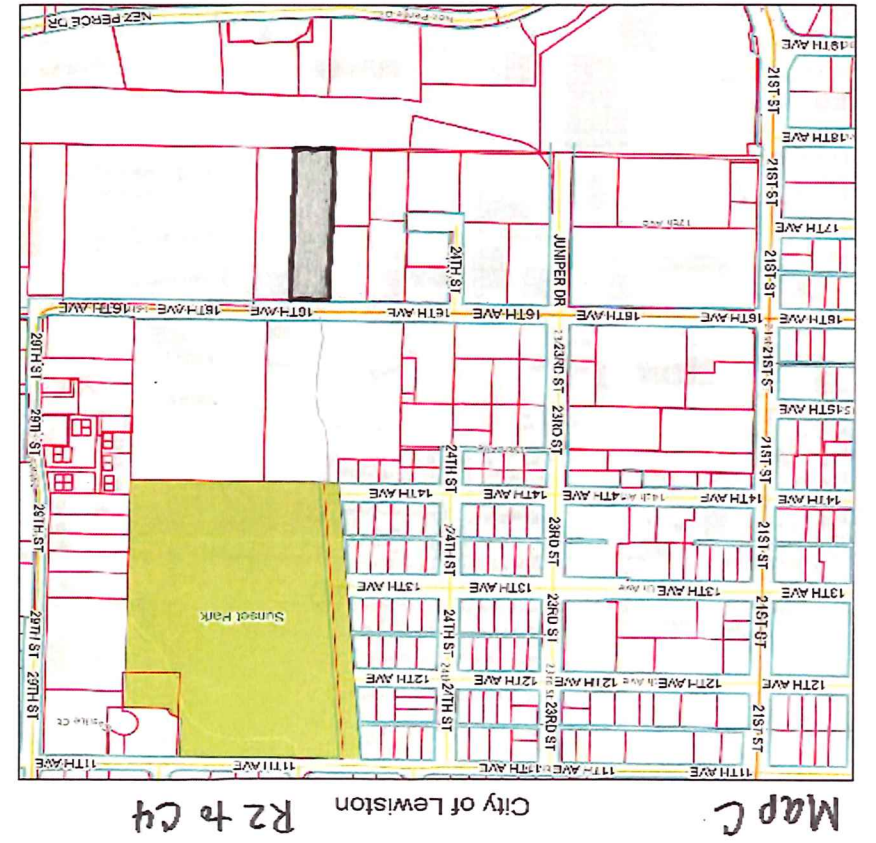
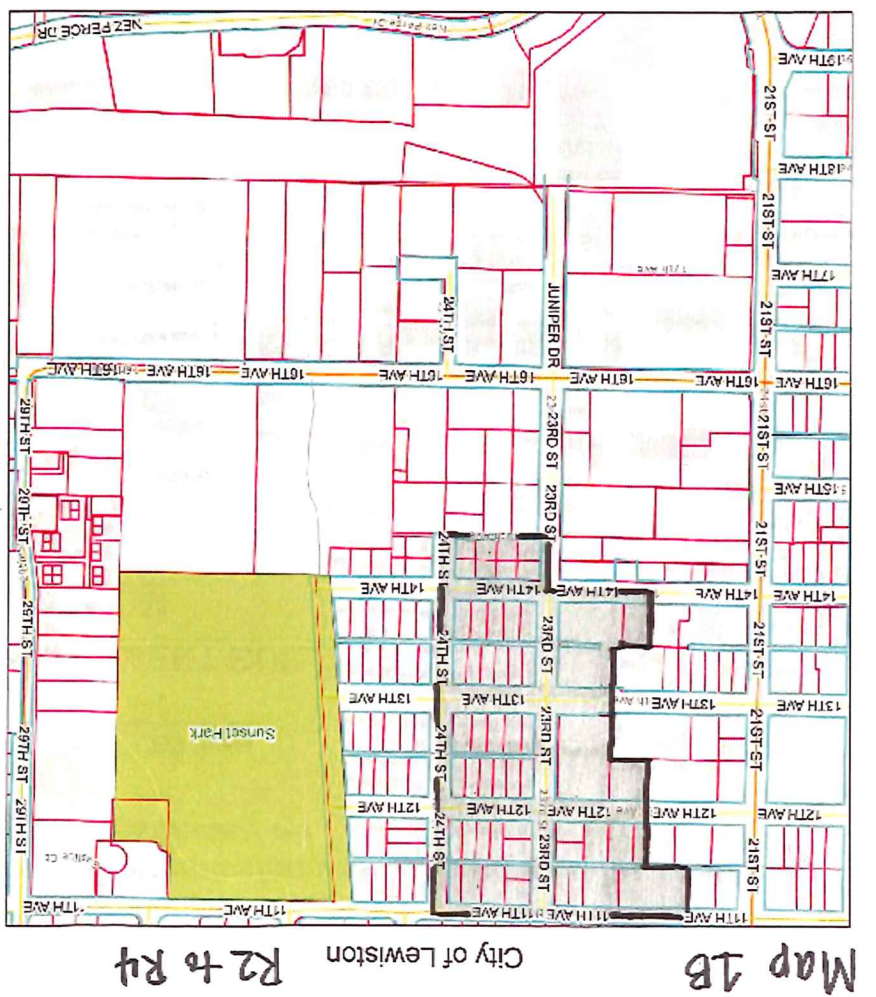
ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR: A proposal to rezone property currently located in the Low Density Residential, R2, zone to the Medium Density Residential, R3, zone in the areas generally depicted in Map 1A and 2A. A proposal to rezone property currently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

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

Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than 5:00 p.m. on Tuesday May 26, 2026 by emailing dortiz@cityoflewiston.org or mailing to Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

Comments/Testimony for public hearings may also be given in-person at the meeting, during the public hearing. Public Hearing notice publication date: Sunday May 10, 2026.





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

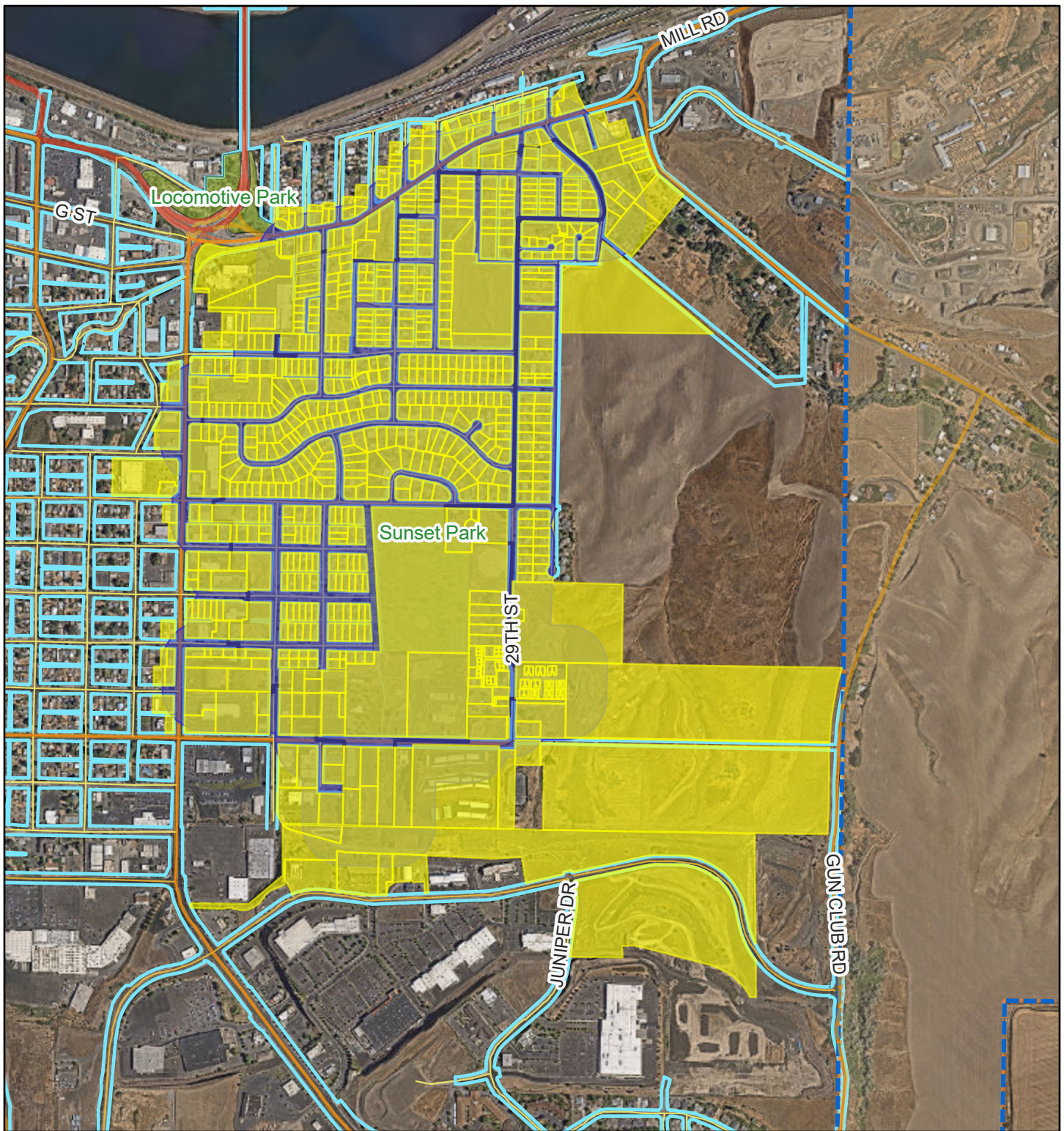
STINSON KATE A		1721 11TH AVE	LEWISTON	ID	83501 1721 11TH AVE
STOCKING DOUG W &	STOCKING MARIE	11716 E RIVERCREST DR	SPOKANE	WA	99206 2601 9TH AVE
STOCKMAN TAMERA JO		4955 VIA DEL CERRO	YORBA LINDA	CA	92887 1811 16TH ST
STODDARD WAYNE A &	STODDARD DEANNA Y	1303 23RD ST	LEWISTON	ID	83501 1303 23RD ST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

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

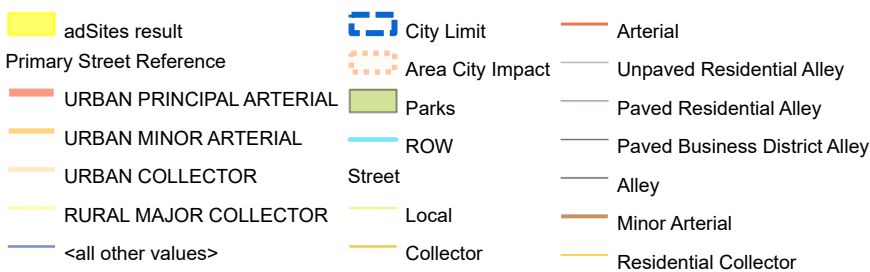
WEBB JOHN T &	WEBB CAROL J TRUST	40446 GROWLER POINT RD	REUBENS	ID	83548 1811 17TH AVE
WEBER NICHOLAS J &	WEBER KYLEE R	1914 11TH AVE	LEWISTON	ID	83501 1914 11TH AVE
WEINER JEFFREY L &	WEINER SUSAN A	1612 14TH AVE	LEWISTON	ID	83501 1612 14TH AVE
WEL L L C		8607 W DRIFTWOOD DR	COEUR D ALENE	ID	83814 2820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

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

City of Lewiston

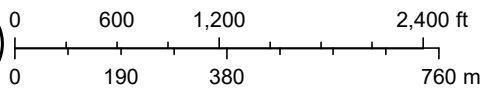


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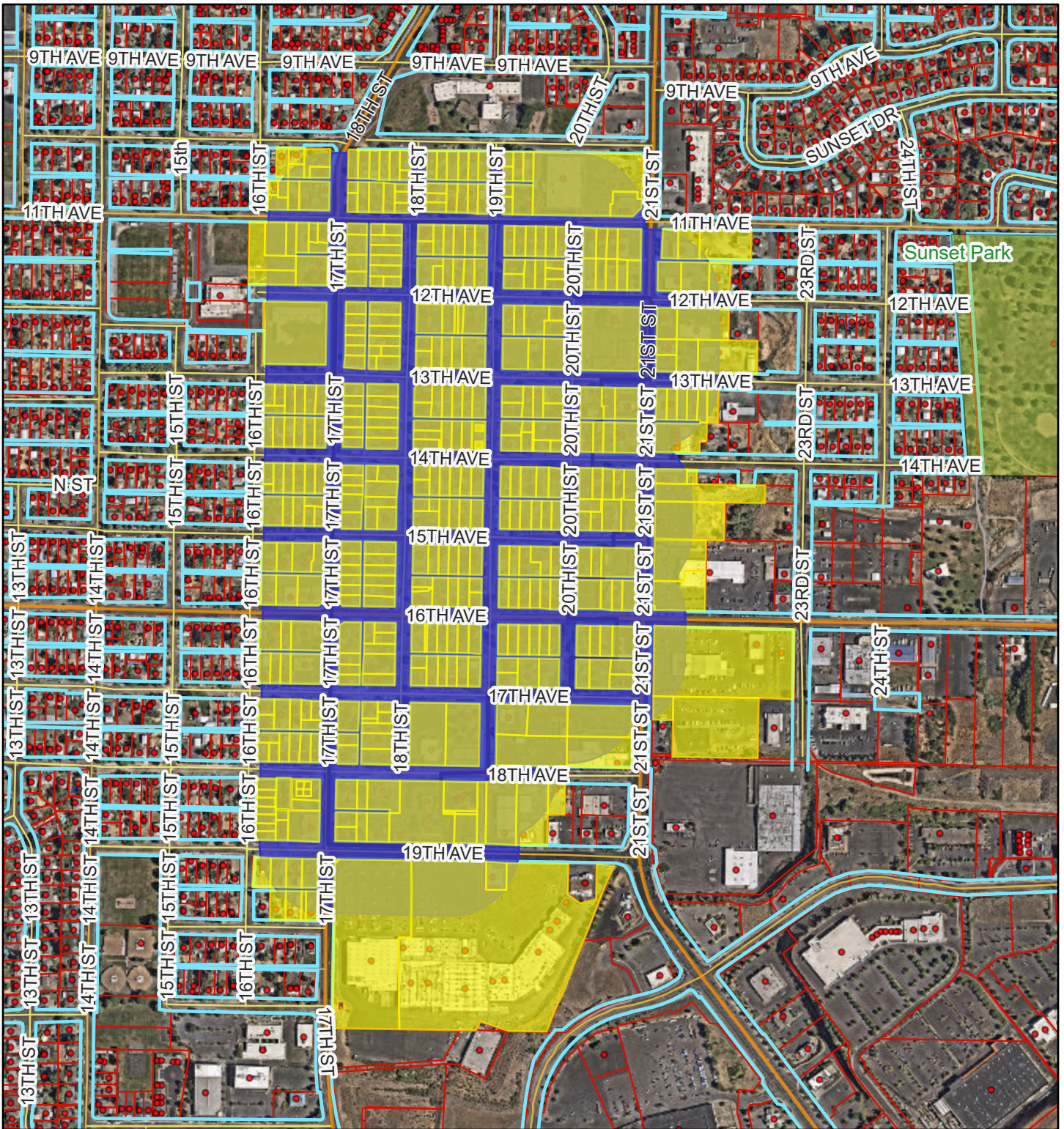


Vantor

1:13,554

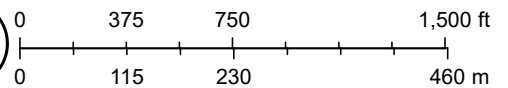
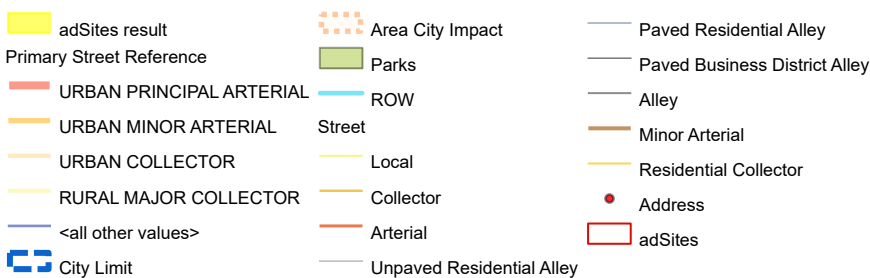


City of Lewiston



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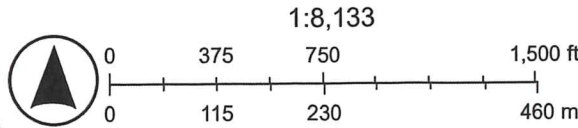
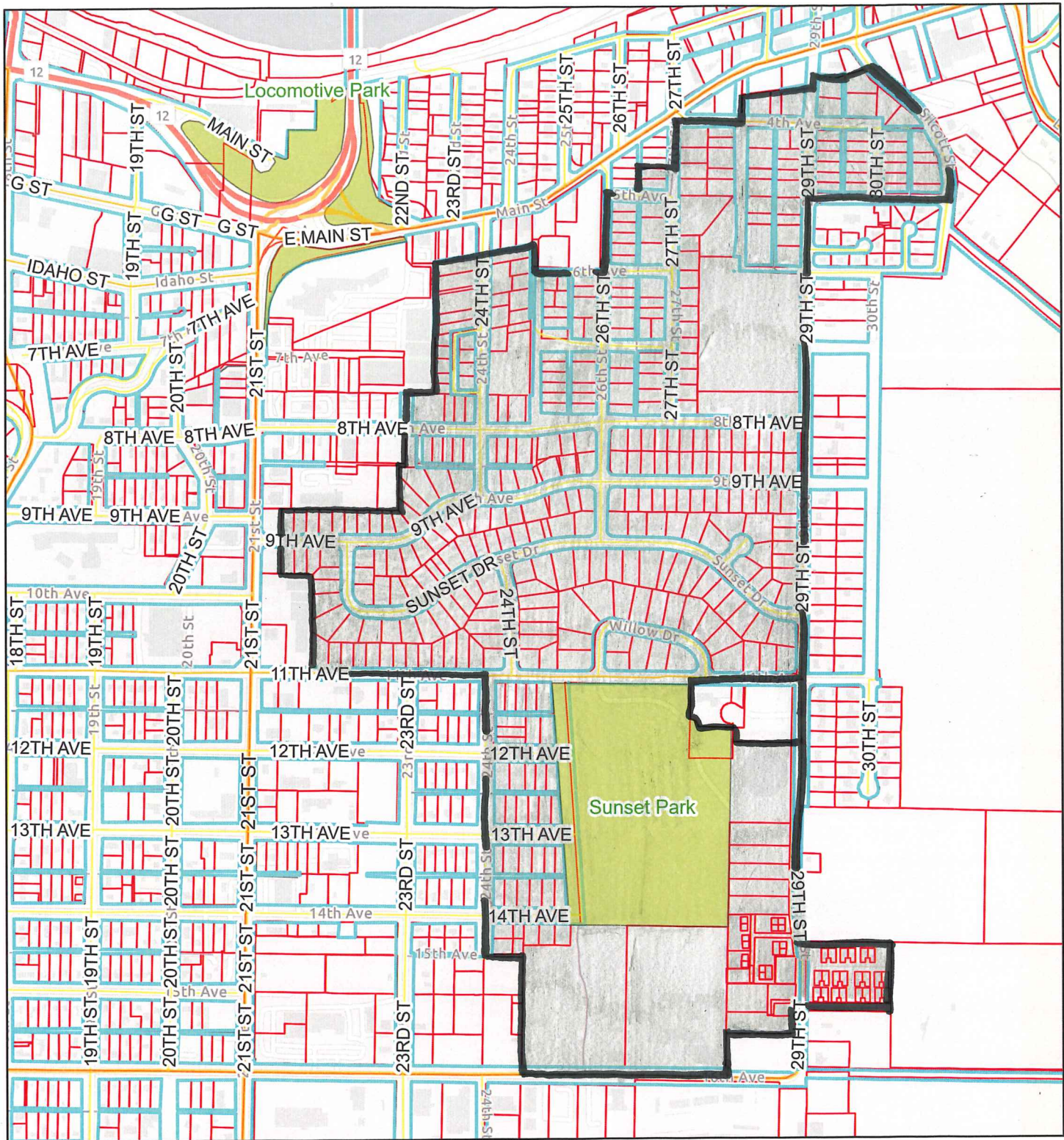


Vantor

Map 1A

City of Lewiston

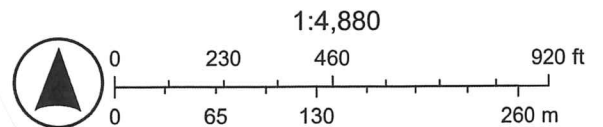
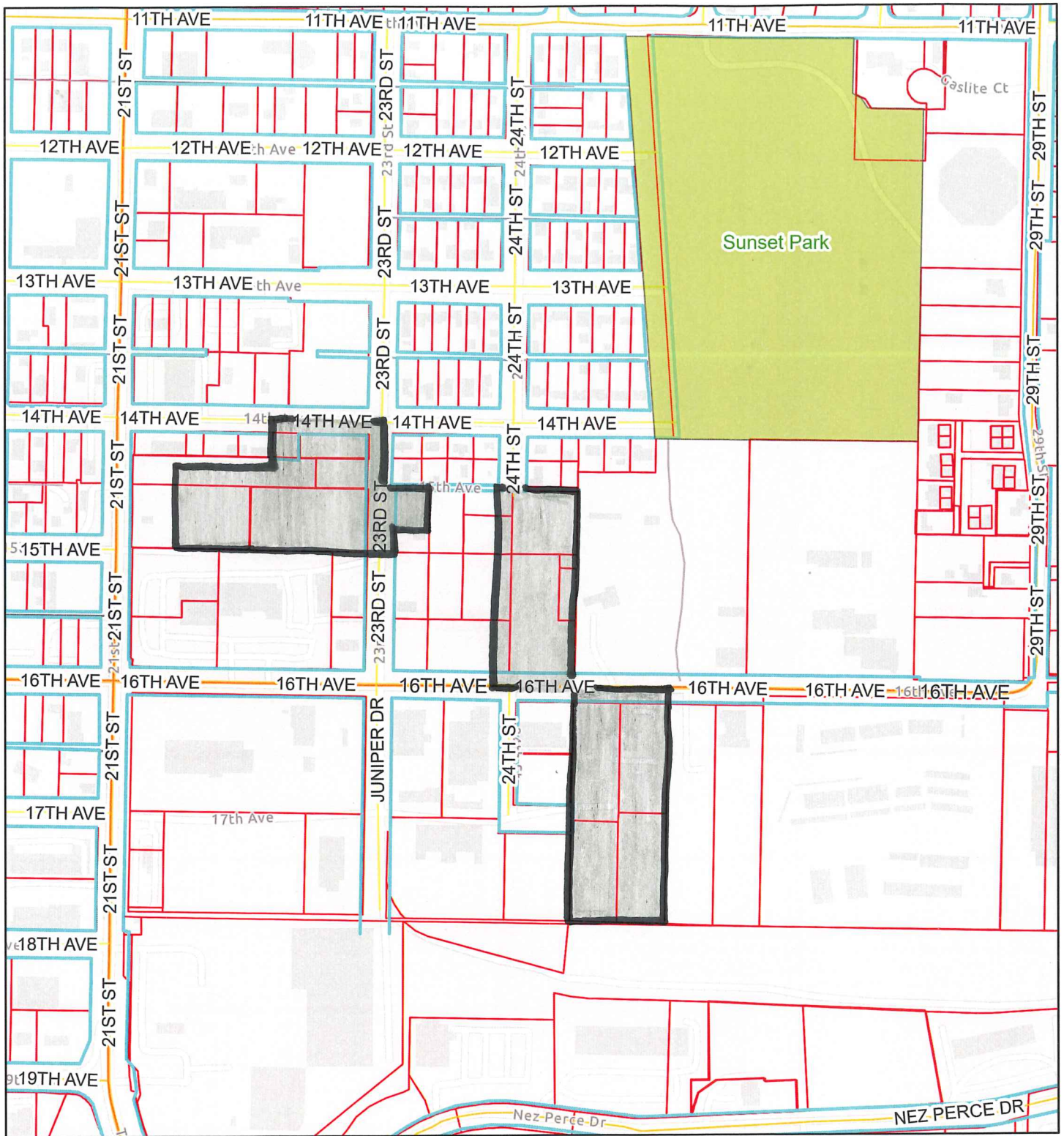
R2 to R3



Map 1D

City of Lewiston

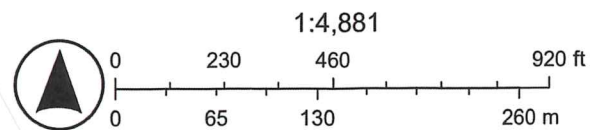
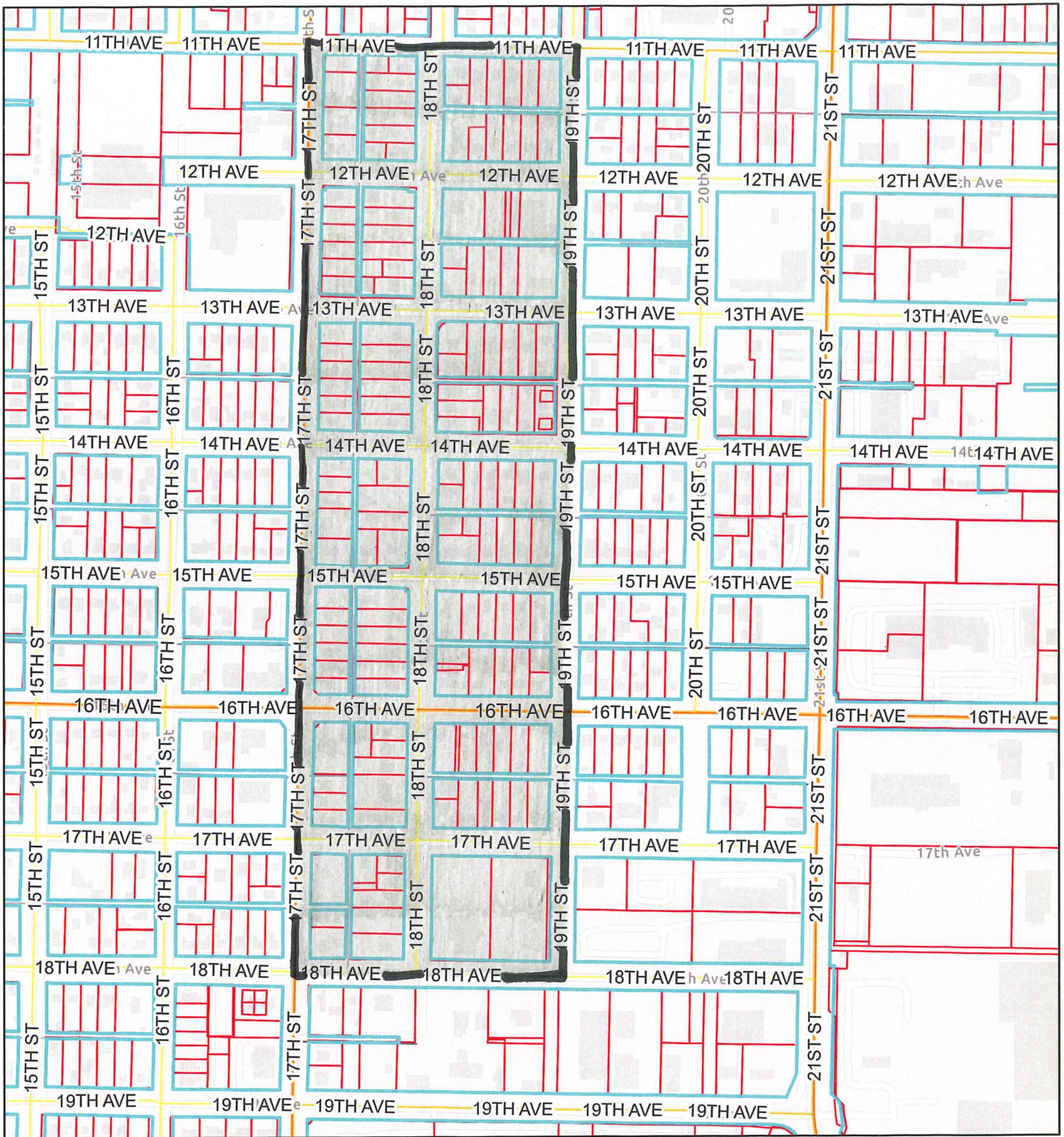
R2 to C6



Map 2A

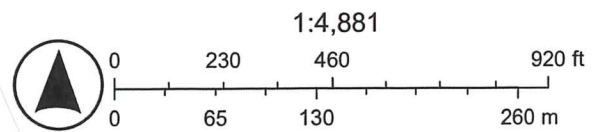
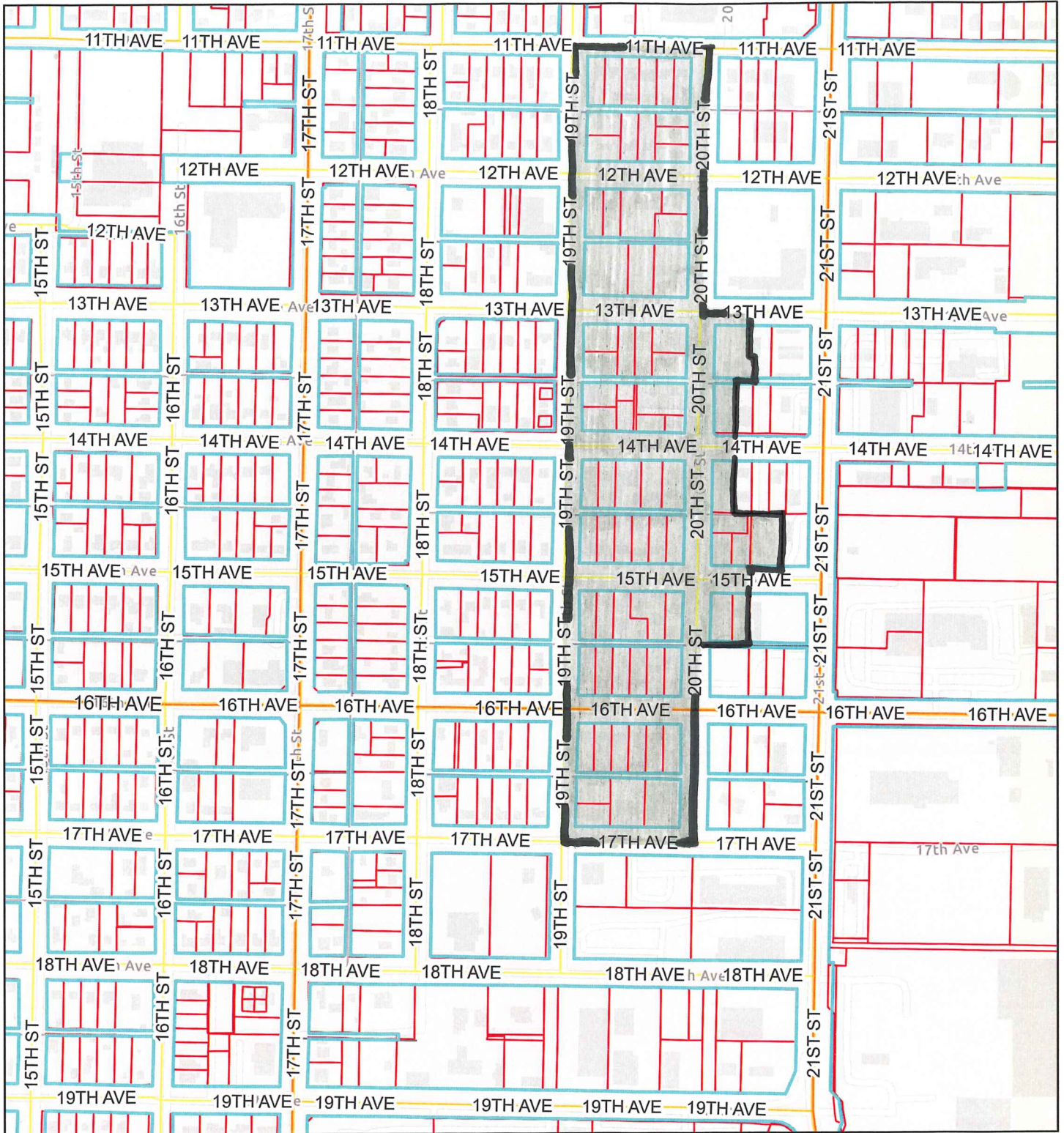
City of Lewiston

R2 to R3



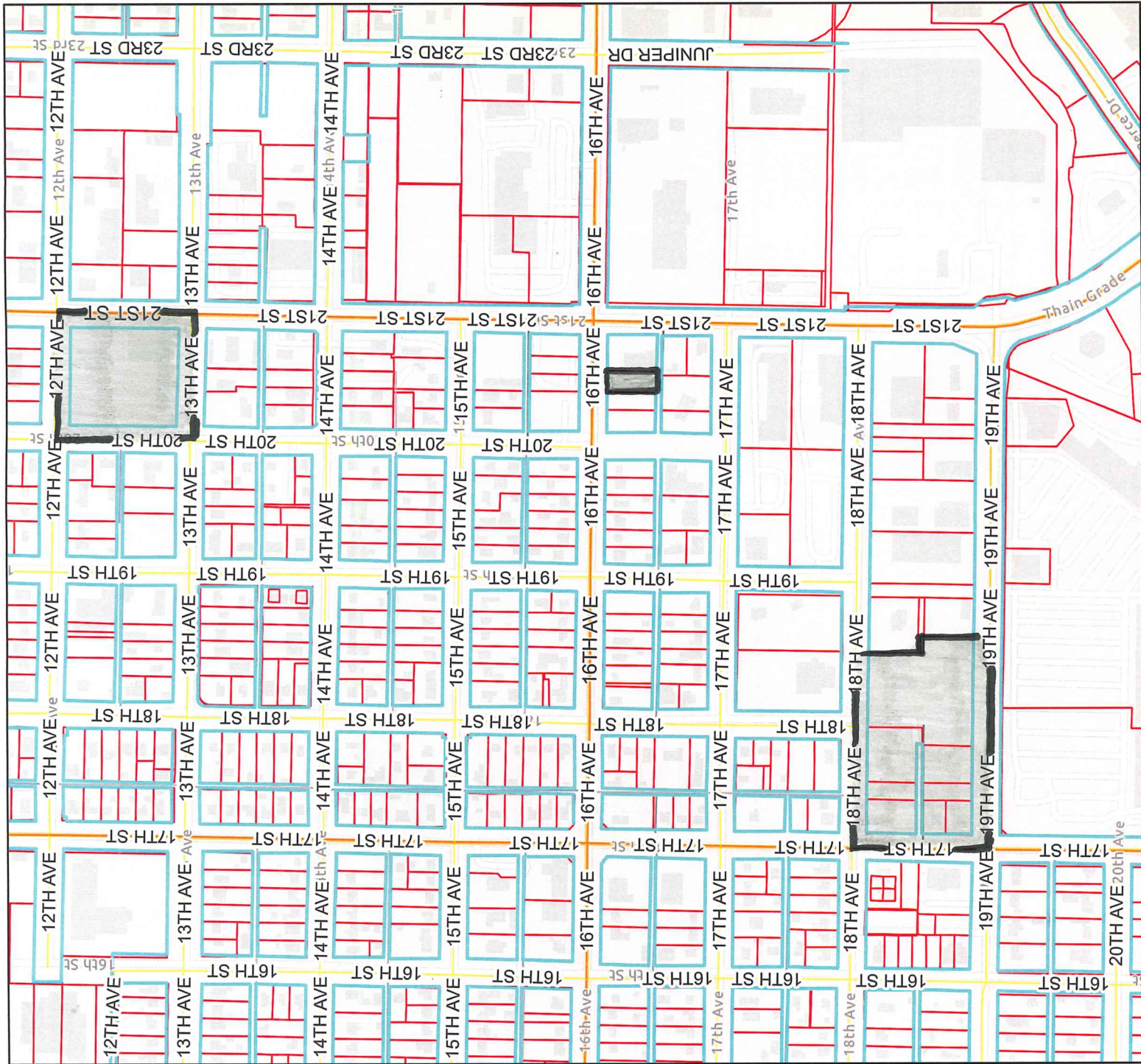
Map 2B

City of Lewiston R2 to R4

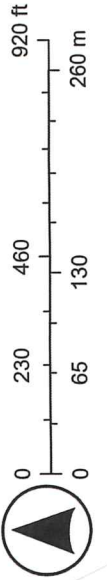


Map 2D

City of Lewiston R2/R3 to C6



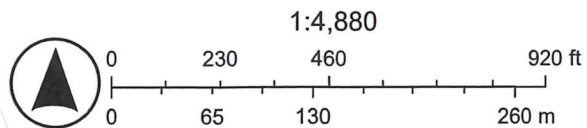
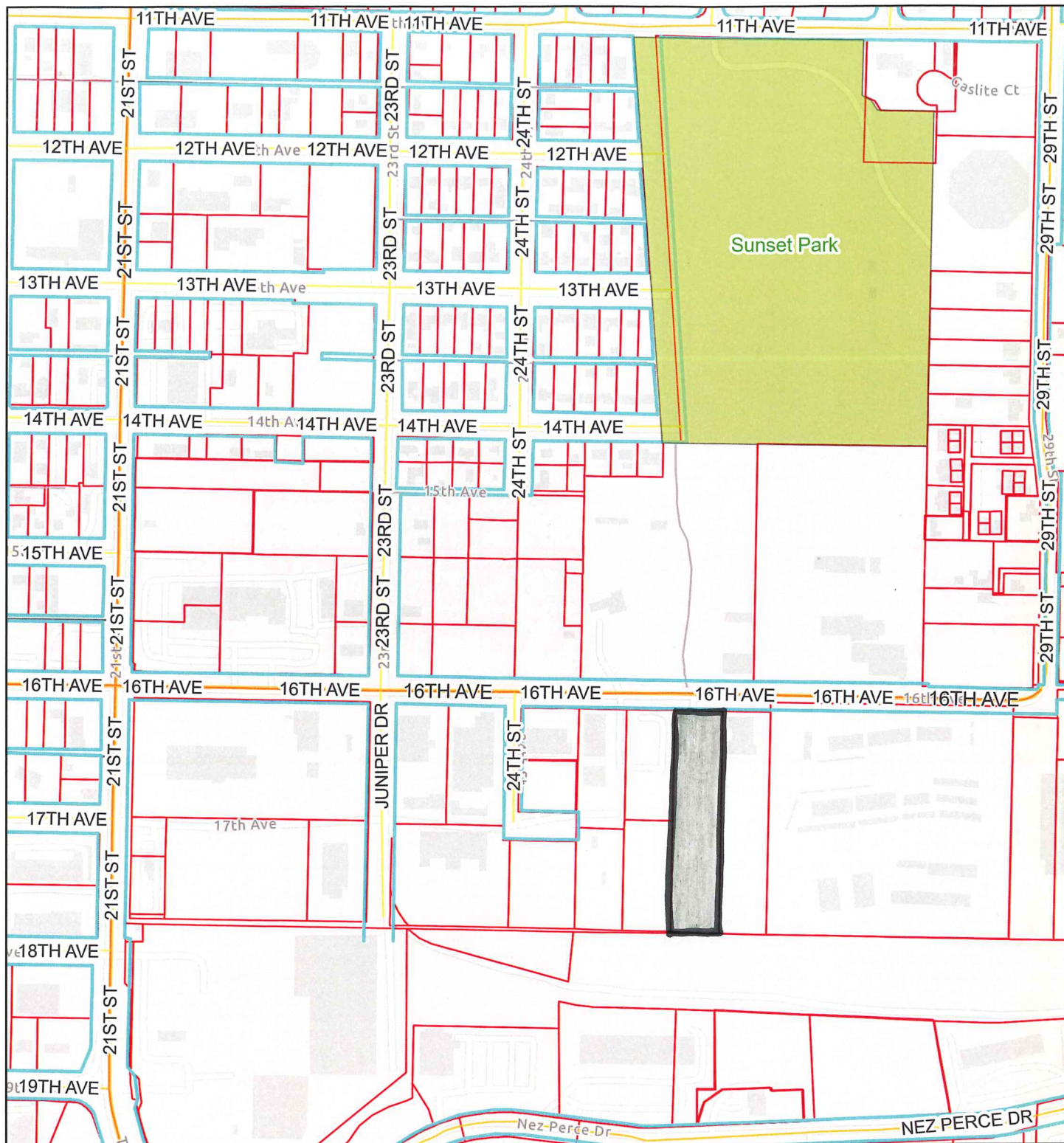
1:4,881



Map C

City of Lewiston

R2 to C4

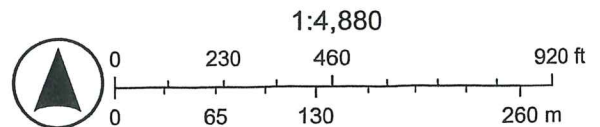
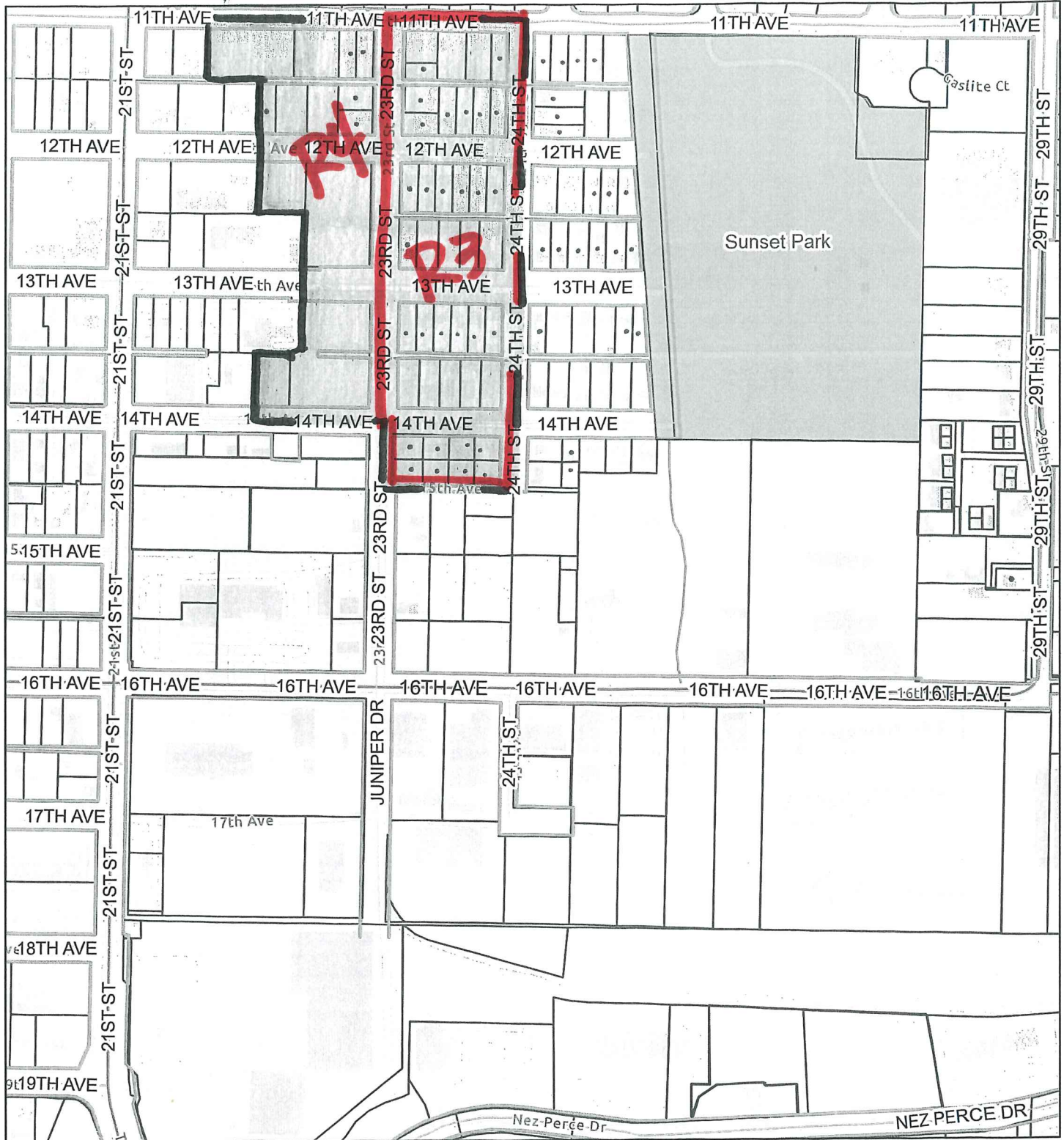


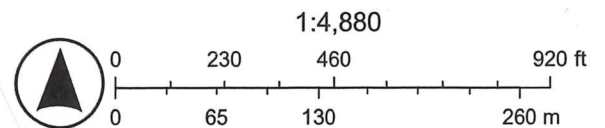
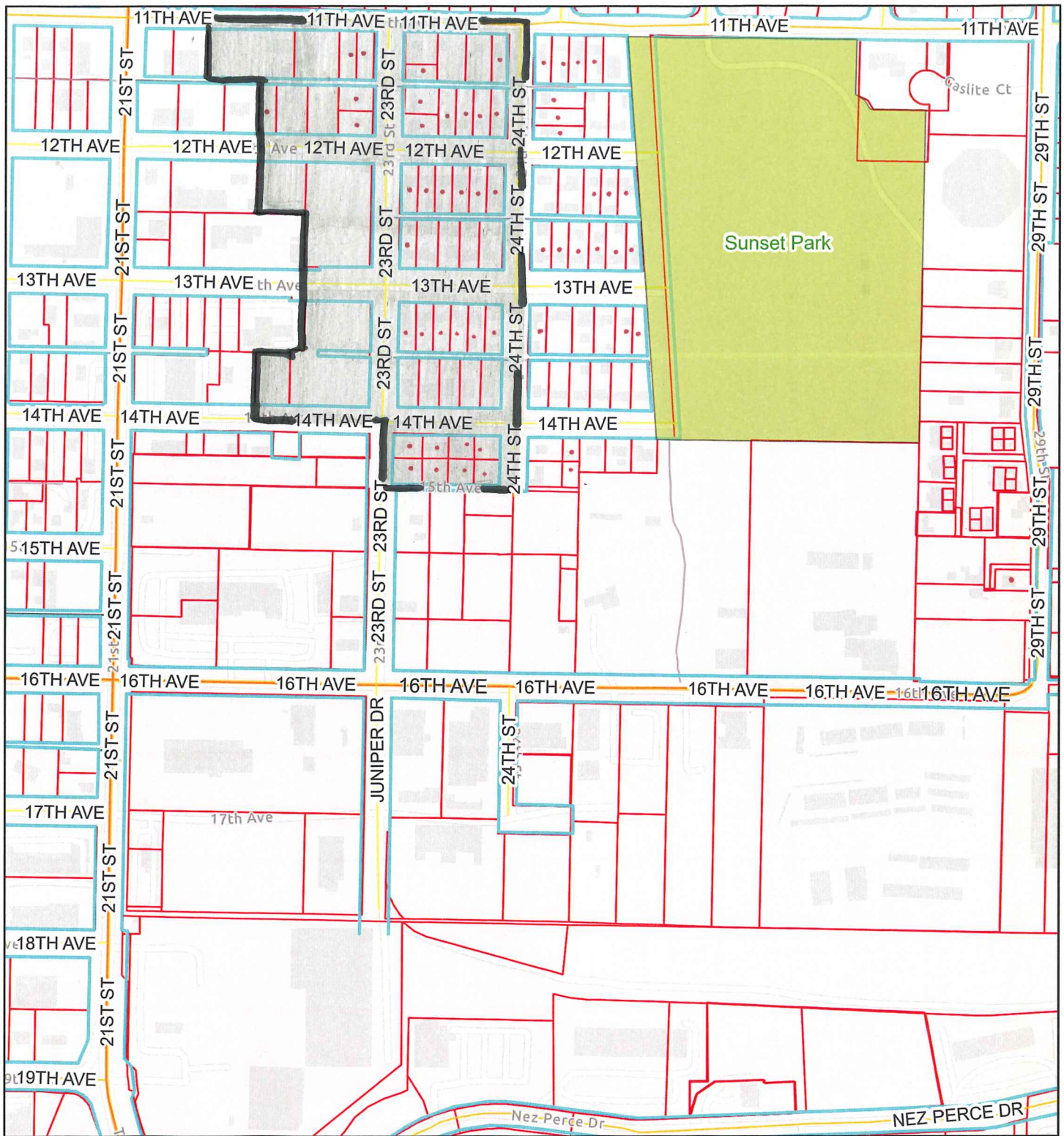
Map 1B

amendment

City of Lewiston

R2 to R4





Upzone

Katie Hollingshead, AICP
Assistant Planner, City of Lewiston

- **What is the intent of the upzone proposal?**
 - To reduce the number of nonconforming lots
 - To align existing zoning with the Comprehensive Plan Future Land Use Map and create buffer areas between existing commercial and lower density residential
 - To allow for future infill development in a scale appropriate way, over an extended period of time

Envision Lewiston 2044 Comprehensive Plan

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

- LU.1.1: Optimize zoning alignments. Align incompatible zoning and land uses and development regulation with the Future Land Use Map to establish consistent and compatible growth patterns.
- LU.1.1.1: Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use categories.
- LU.1.3 Balance land uses. Establish land use patterns that accommodates various land uses in proportion to the needs of the community.

- **What is an Upzone?**

- An upzone changes a property to a higher density zoning classification.

- **What is the proposal?**

- To rezone neighborhoods with nonconforming R2 properties to R3 and R4 zoning

- **Why these properties?**

- A 58.8% of the identified properties (414 out of 704) are considered nonconforming; meaning they currently do not meet the lot size (7500) minimum or the lot dimensions (60 wide or 80 deep)

R2 ZONE

- 7500 square foot lot min
- 60' width
- 80' depth
- 10,000 sq ft for duplex
- 40% lot coverage
- Multifamily requires CUP

R3 ZONE

- 6000 square foot lot min
- 50' width
- 80' depth
- 1500 sq ft for each addt
- 50% lot coverage
- Multifamily by right

- **South of East Main**
 - Plats done in early 1900's
 - Majority of lots are 50'x125' (6250 sq ft)
- **R3 Medium Density Residential**
 - Minimum lot size is 6000 sq ft
 - Minimum lot width is 50 feet
 - Minimum lot depth is 80 feet
- **Additional housing on existing lots would be limited to Accessory Dwelling Units**

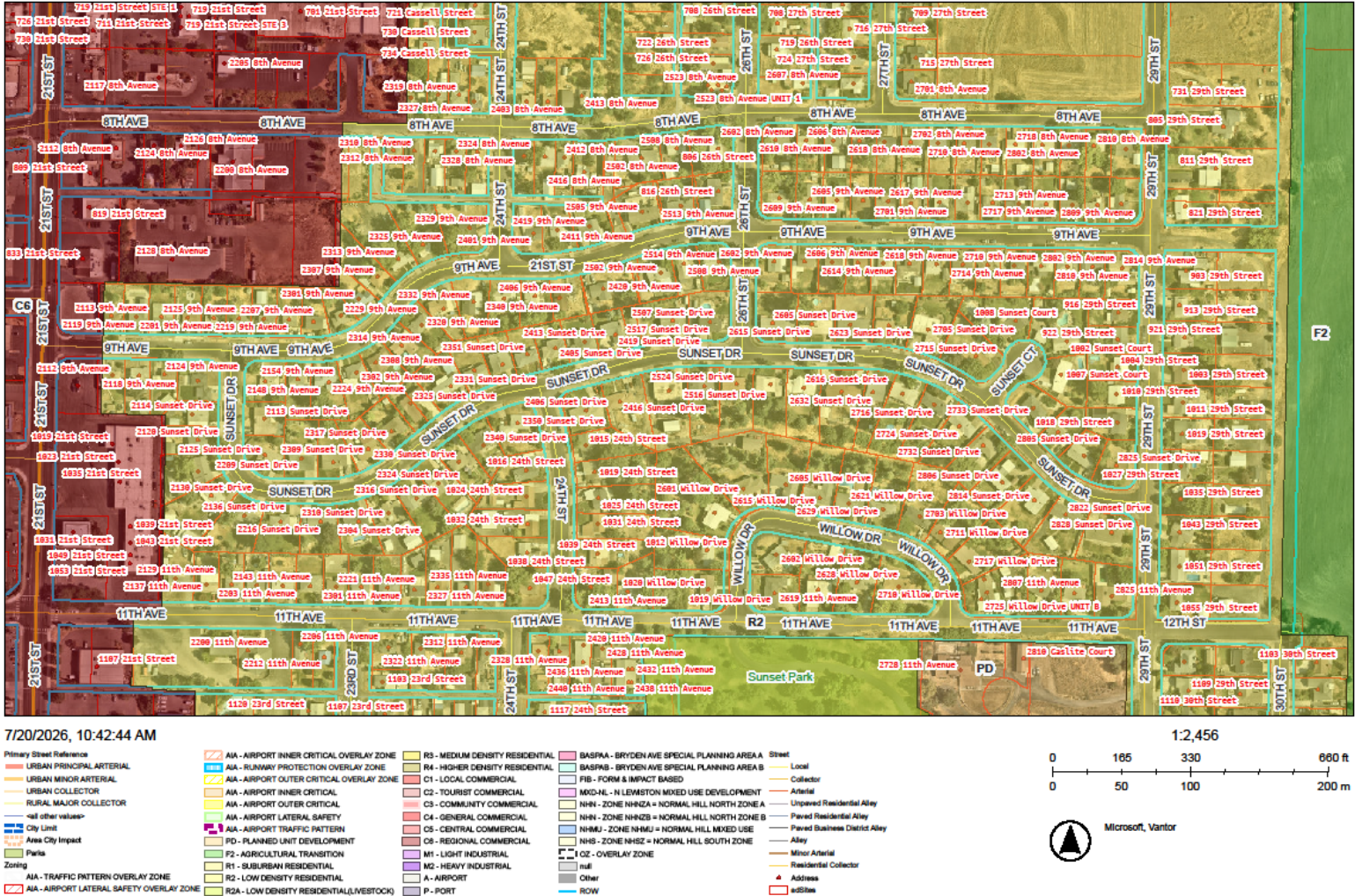
8th Avenue (south
side)

Properties shown
are 60'x115'

6900 square feet



City of Lewiston



- **Sunset Addition**
- **Pinewood Plats started in the 1930's**
 - Mixed bag of lot sizes with lots along 8th Ave, 9th Ave, and 11th Ave not meeting the 7500 square foot minimum
 - Lots on the interior, Sunset Drive and Willow Drive, do meet the square foot minimum but.....
- **Topography**
 - Lots that do exceed the minimum lot size have sloped grades
 - Adding additional dwelling units could be difficult

9th Ave (north side)

Properties shown
are either 60'x115'
(6900 square feet)
or 65'x115' (7475
square feet)



Sunset Drive



Sunset Drive



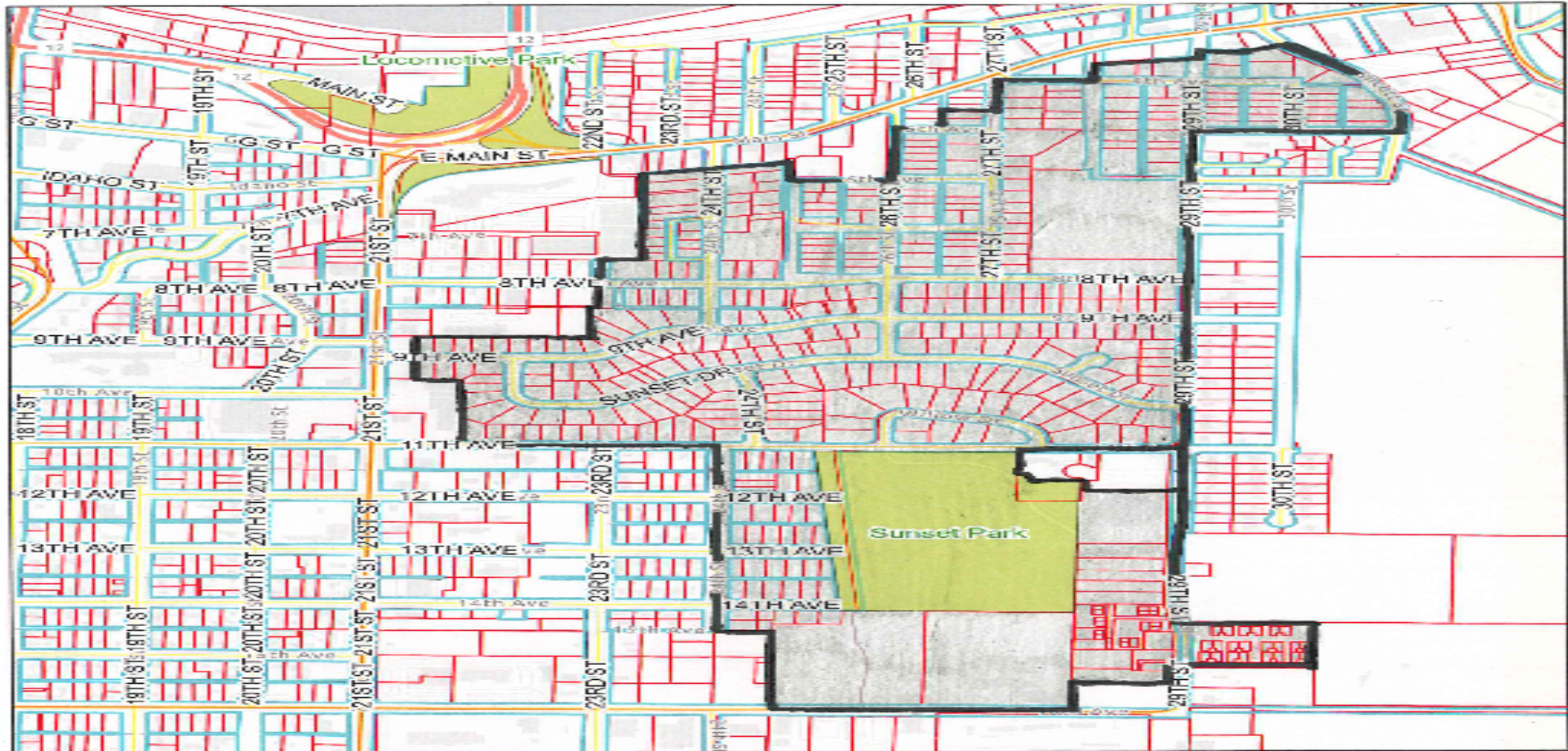
Sunset Drive



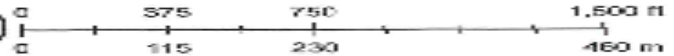
Map 1A

City of Lewiston

R2 to R3

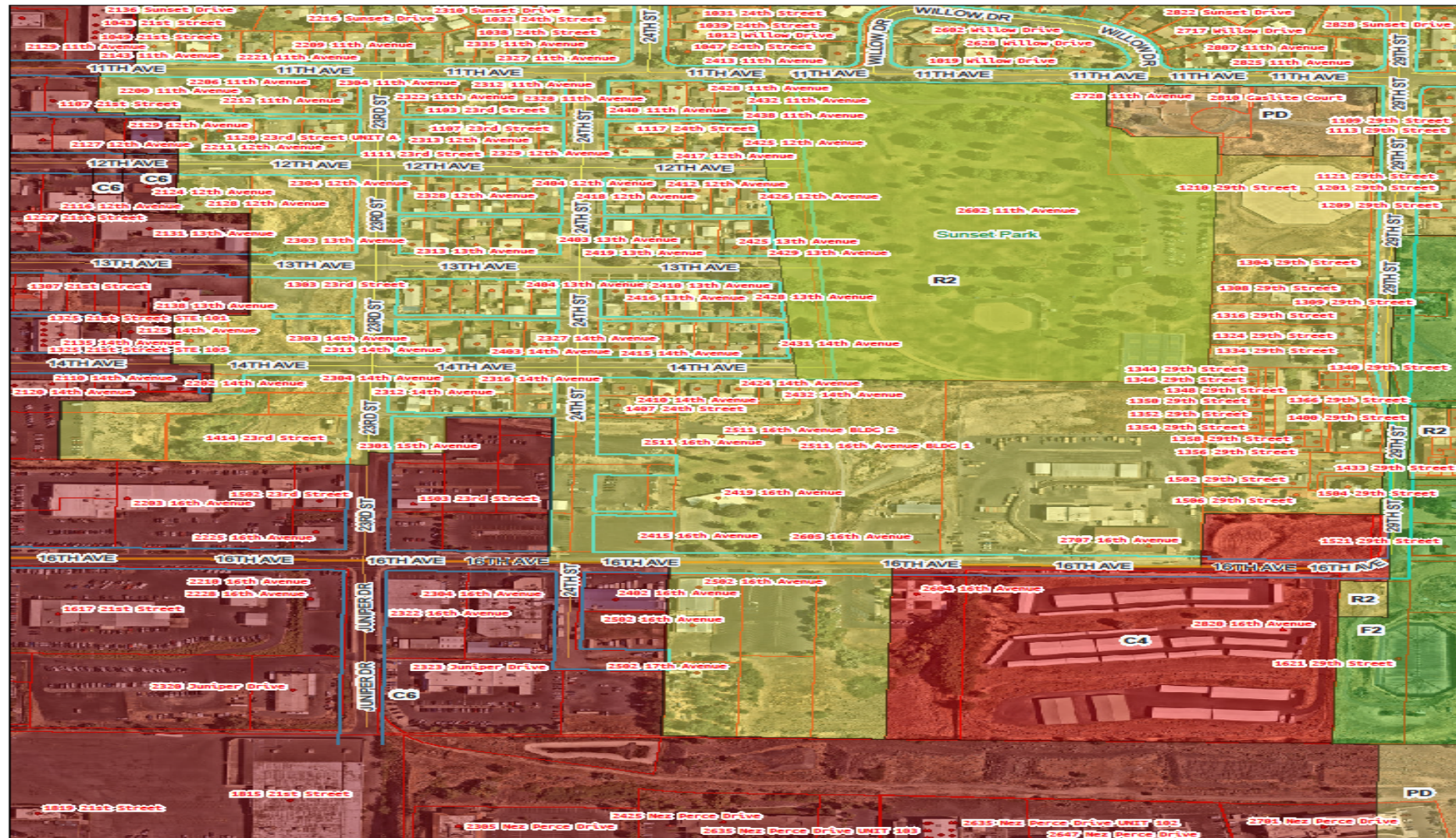


1:8,133



- **East of 21st St and West of Sunset Park**
- **Abuts Commercial Zone on 21st Street**
- **R4 Higher Density Residential**
 - Serves as a transition or buffer zone between commercial uses, major arterials (21st St) and residential districts.
 - Minimum lot size of 5,000 square feet
- **R3 Medium Density Residential**
 - Minimum lot size of 6,000 sq ft
 - Majority of these lots are 7,100 sq ft
- **Split Commercial**
 - Corrects parcels that are split zoned

City of Lewiston



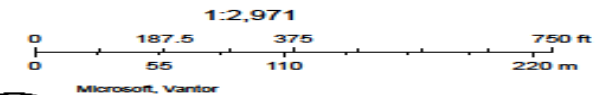
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- Primary Street Reference**
- URBAN PRINCIPAL ARTERIAL
 - URBAN MINOR ARTERIAL
 - URBAN COLLECTOR
 - RURAL MAJOR COLLECTOR
 - all other values
 - City Line
 - Area City Impact
 - Parks
- Zoning**
- AIA - TRAFFIC PATTERN OVERLAY ZONE
 - AIA - AIRPORT LATERAL SAFETY OVERLAY ZONE
 - AIA - AIRPORT INNER CRITICAL OVERLAY ZONE
 - AIA - RUNNING PROTECTION OVERLAY ZONE
 - AIA - AIRPORT OUTER CRITICAL OVERLAY ZONE

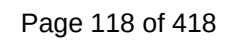
- AIA - AIRPORT INNER CRITICAL
- AIA - AIRPORT OUTER CRITICAL
- AIA - AIRPORT LATERAL SAFETY
- AIA - AIRPORT TRAFFIC PATTERN
- PD - PLANNED UNIT DEVELOPMENT
- P - PORT
- BSAPRA - BRYDEN AVE SPECIAL PLANNING AREA A
- BSAPRA - BRYDEN AVE SPECIAL PLANNING AREA B
- PD - FORM & IMPACT BASED
- MD-MAL - N LEWISTON MIXED USE DEVELOPMENT
- NH - ZONE NHGA = NORMAL HILL NORTH ZONE A
- NH - ZONE NHGB = NORMAL HILL NORTH ZONE B
- NHMAU - ZONE NHMAU = NORMAL HILL MIXED USE
- NHSS - ZONE NHSS = NORMAL HILL SOUTH ZONE
- CE - OVERLAY ZONE

- C6 - CENTRAL COMMERCIAL
- C6 - REGIONAL COMMERCIAL
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- A - AIRPORT
- P - PORT
- BSAPRA - BRYDEN AVE SPECIAL PLANNING AREA A
- BSAPRA - BRYDEN AVE SPECIAL PLANNING AREA B
- PD - FORM & IMPACT BASED
- MD-MAL - N LEWISTON MIXED USE DEVELOPMENT
- NH - ZONE NHGA = NORMAL HILL NORTH ZONE A
- NH - ZONE NHGB = NORMAL HILL NORTH ZONE B
- NHMAU - ZONE NHMAU = NORMAL HILL MIXED USE
- NHSS - ZONE NHSS = NORMAL HILL SOUTH ZONE
- CE - OVERLAY ZONE

- Null
- Other
- ROW
- Street
- Local
- Collector
- Arterial
- Unimproved Residential Alley
- Permitted Residential Alley
- Permitted Business District Alley
- Alley
- Minor Arterial
- Residential Collector
- Address
- Address



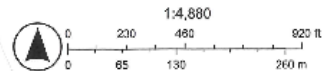
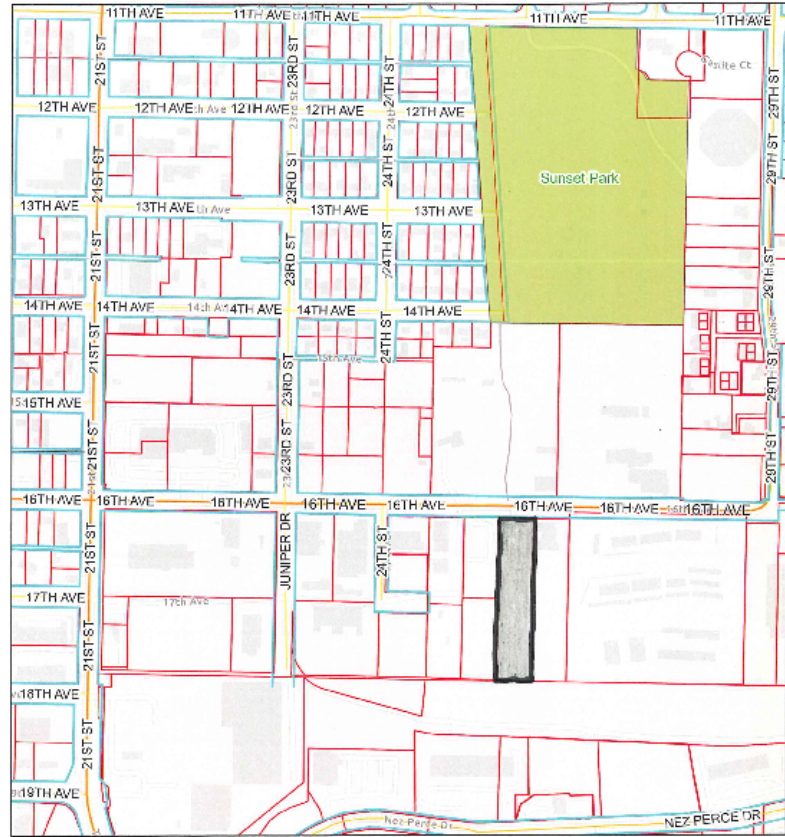
City of Lewiston



Map C

City of Lewiston

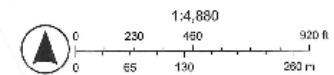
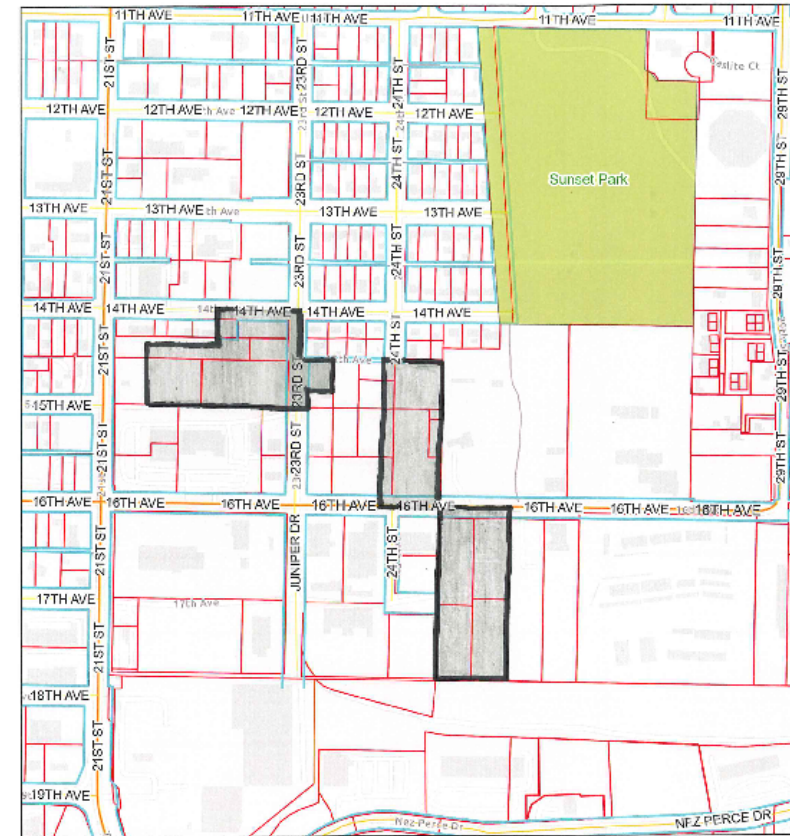
R2 to C4



Map 1D

City of Lewiston

R2 to C6



13th Avenue (south
side)

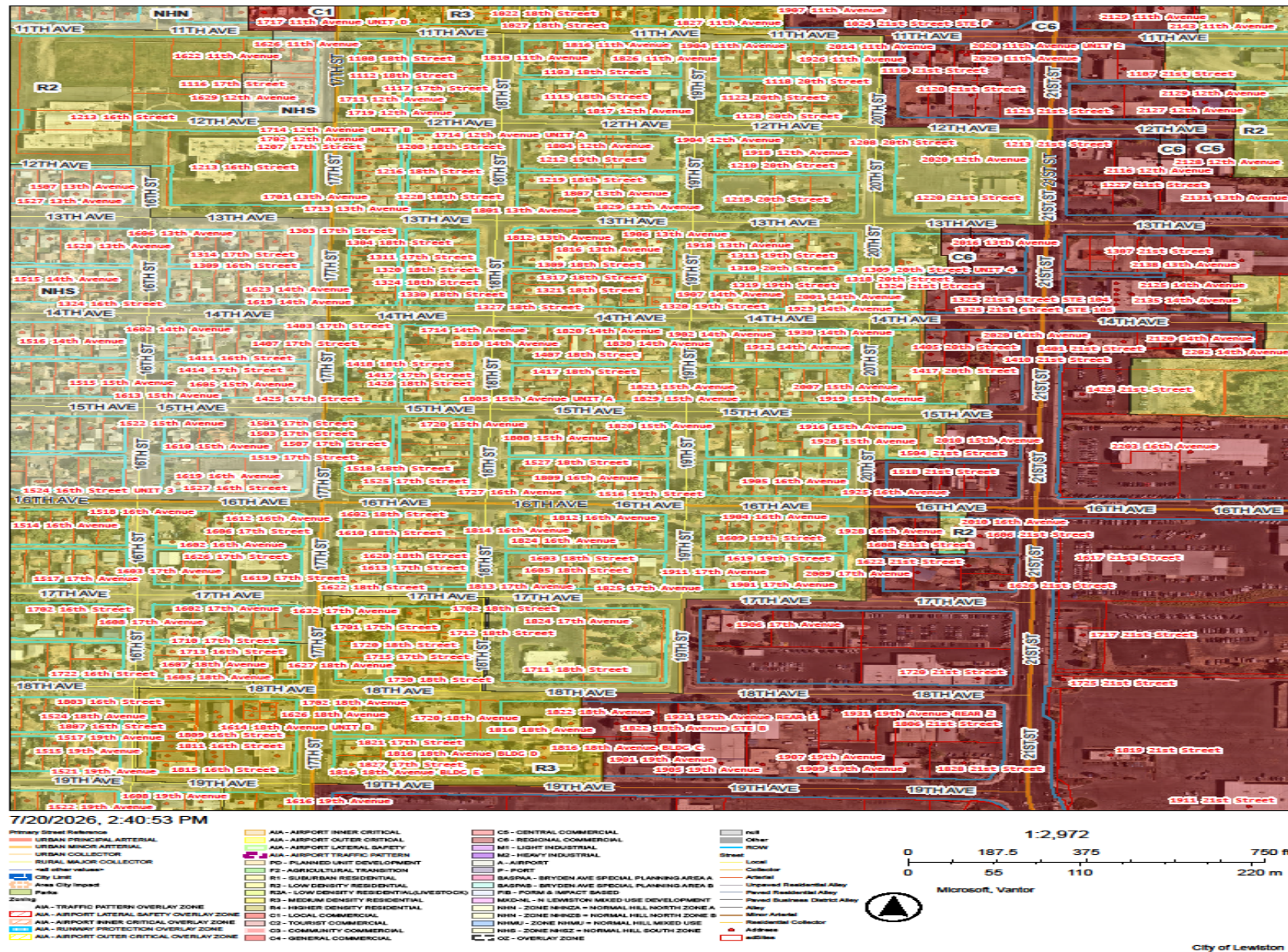
Properties shown are
50'x142"

7100 square feet



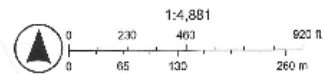
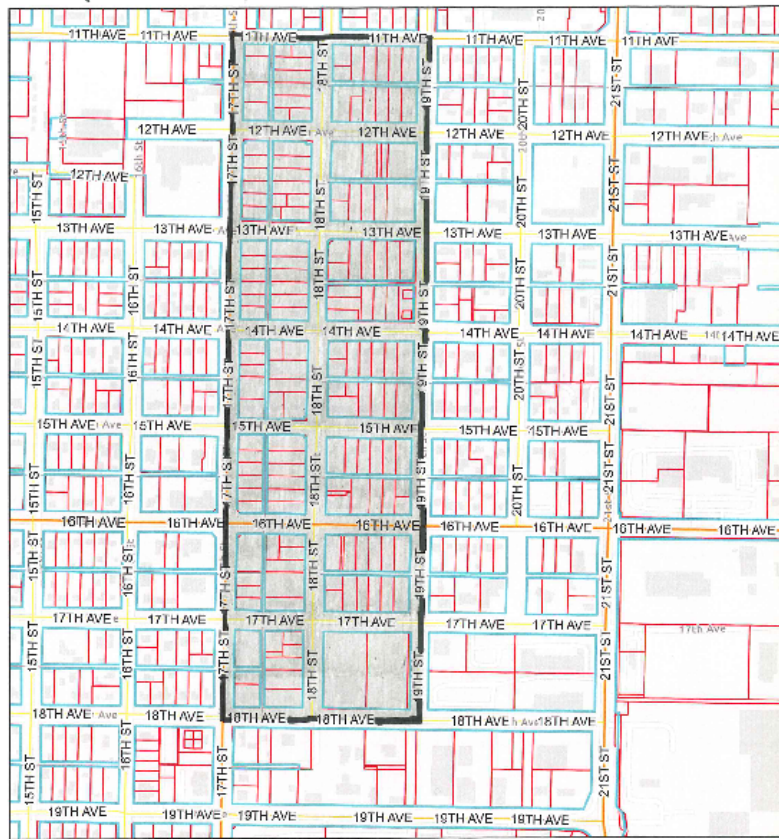
- **21st Street to 17th Street**
- **Blanchard Heights & Yantis Additions**
 - Blanchard Heights started in late 1890's
 - Yantis Addition started in 1920's
- **Connects existing R3 zones**
 - North of 11th Ave to 8th Ave currently R3
 - South of 17th Ave
- **Lots as small as 4800 square feet**

City of Lewiston



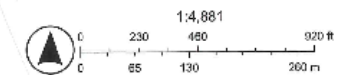
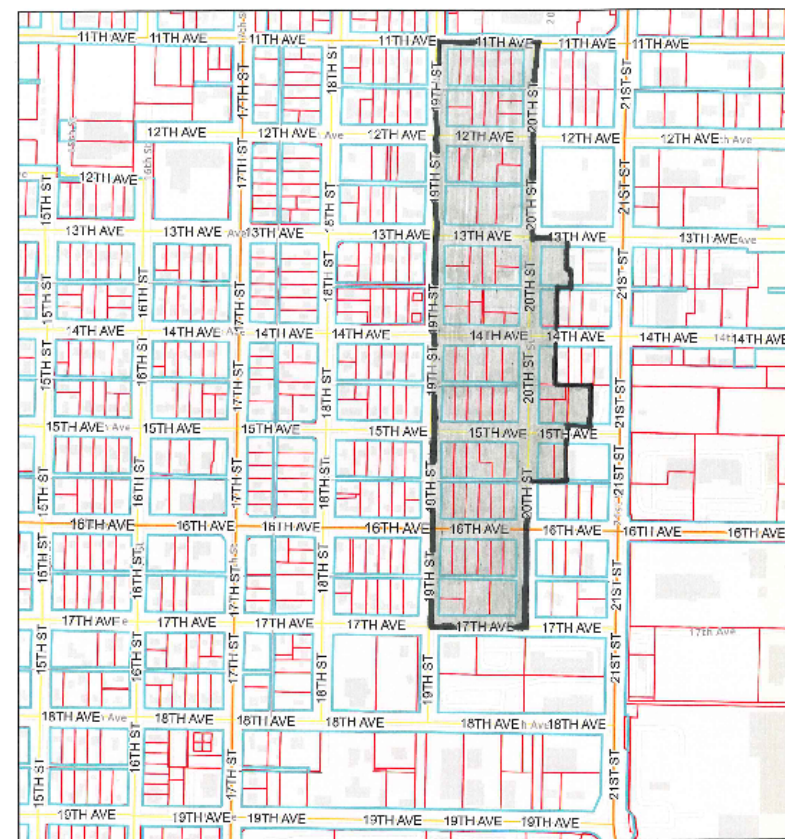
Map 2A

City of Lewiston R2 to R3



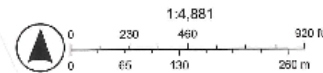
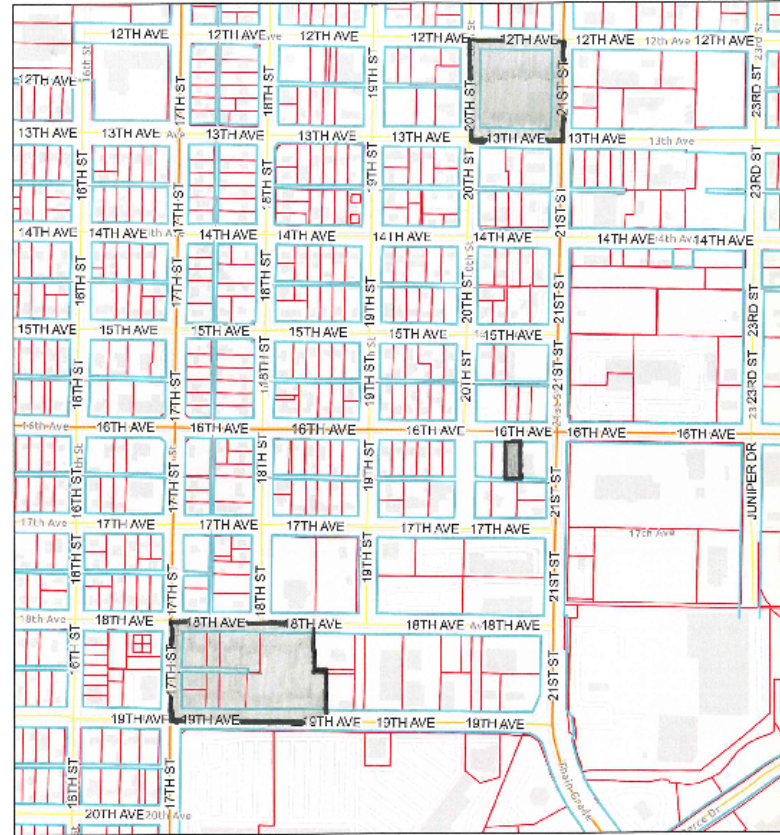
Map 2B

City of Lewiston R2 to R4



Map 2D

City of Lewiston R2/R3 to C6



17th Street (east side)
Properties shown are
50'x100' or 60'x100'
Or 5000 square feet
to 6000 square feet



17th Street (east
side)
Properties
shown are either
50'x100' or
60'x100'
5000 square feet
or 6000 square
feet



18th Street (west side)

Properties shown are
50'x152'

7600 square feet



14th Avenue (north
side)

Properties shown are
50'x142'

7100 square feet



14th Avenue (south
side)

Properties shown
are 50'x142'

7100 square feet



11th Avenue (south
side)

Properties shown are
50'x142'

7100 square feet



But what about adding dwelling units?

- R3 zone requires 6,000 square feet for 1 unit and an additional 1,500 square feet for each additional unit
- R4 zone requires 5,000 square feet for 1 unit and an additional 1,600 square feet for each additional unit
- Accessory dwelling units are allowed on lots of at least 5,000 square feet
- Accessory dwelling units are only allowed on lots that have only 1 existing dwelling unit.
- Total lot coverage still applies

Sec. 37-180. - Accordance with adopted comprehensive plan.

The commission shall evaluate a requested amendment to a zoning district to determine the nature and extent of the requested change. If it is in 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.

If the commission determines the requested change is not in accord with the adopted comprehensive plan, the commission may either deny the request or recommend to the council an appropriate amendment to the plan. The council may adopt or reject the amendment under the procedures provided in Idaho Code, Section 67-6509. After the plan is amended, the zoning map may be amended in conformity therewith.

Reasoned Statement

The Council shall consider the following relevant criteria and standards when considering a request for a change in zoning:

- (1) The proposed rezone (is/is not) in general conformance with the comprehensive plan.
- (2) The subject land (is/is not) at least as well suited or is better suited for the proposed zoning district than the existing zoning district.
- (3) The proposed rezone (does/does not) present foreseen, immitigable impacts of incompatible uses or development being located in the same vicinity.
- (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.
- (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.



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE FIRST READING OF ORDINANCE 4969	AGENDA NO. V. B. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) See public hearing for ZNC24-5.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None.	
ACTION PROPOSED Approve the first reading of the Ordinance.	

CITY ORDINANCE NO. 4969

AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZNC24-5, UPZONING APPROXIMATELY 704 PARCELS OF REAL PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 21ST STREET, BETWEEN EAST MAIN STREET AND NEZ PERCE DRIVE, AND THE WEST SIDE OF 21ST STREET, BETWEEN 19TH AVENUE AND 11TH AVENUE FROM THE LOW DENSITY RESIDENTIAL, R-2, ZONE AND MEDIUM DENSITY RESIDENTIAL, R-3, ZONE TO THE MEDIUM DENSITY RESIDENTIAL, R-3, ZONE, THE HIGHER DENSITY RESIDENTIAL, R-4, ZONE, THE GENERAL COMMERCIAL, C-4, ZONE AND THE REGIONAL COMMERCIAL, C-6, ZONE AS SET FORTH HEREIN; PROVIDING THAT ALL PRIOR ZONES APPLICABLE TO THE LANDS DESCRIBED HEREIN ARE HEREBY SUPERSEDED; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON ACCORDINGLY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lewiston has conducted the hearings required by law to evaluate ZNC24-5, a City-initiated request to rezone the property listed in Sections 1 through 9 below, and have adopted a Reasoned Statement, all in accordance with Idaho Code §§ 67-6509, 67-6511, and 67-6535.

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

SECTION 1: The real property depicted in Exhibit A (Map 1A), attached hereto and incorporated herein, generally located south of East Main Street, west of Silcott Street and 29th Street, north of 16th Avenue, and east of 21st Street, in Lewiston, Idaho is hereby removed from the Low Density Residential, R-2, Zone, and included in the Medium Density Residential, R-3, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 2: The real property depicted in Exhibit B (Map 2A), attached hereto and incorporated herein, generally located south of 11th Avenue, west of 19th Street, north of 18th Avenue, and east of 17th Street, in Lewiston, Idaho is hereby removed from the Low Density Residential, R-2, Zone, and included in the Medium Density Residential, R-3, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

ORDINANCE NO. 4969

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SECTION 3: The real property depicted in Exhibit C (Map 1B – Amendment), attached hereto and incorporated herein, generally located south of 11th Avenue to vacated 15th Avenue, and east of 23rd Street to 24th Street, in Lewiston, Idaho is hereby removed from the Low Density Residential, R-2, Zone, and included in the Medium Density Residential, R-3, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 4: The real property depicted in Exhibit D (Map 1B – Amendment), attached hereto and incorporated herein, generally located south of 11th Avenue to 14th Avenue, and west of 23rd Street to 21st Street, in Lewiston, Idaho is hereby removed from the Low Density Residential, R-2, Zone, and included in the Higher Density Residential, R-4, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 5: The real property depicted in Exhibit E (Map 2B), attached hereto and incorporated herein, generally located south of 11th Avenue, west of 20th Street, north of 17th Avenue, and east of 19th Street, in Lewiston, Idaho is hereby removed from the Low Density Residential, R-2, Zone, and included in the Higher Density Residential, R-4, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 6: The real property depicted in Exhibit F (Map 1D), attached hereto and incorporated herein, generally located south of 14th Avenue, west of the real property at 2604 16th Avenue, north of the vacated 17th Avenue, and east of 21st Street, in Lewiston, Idaho is hereby removed from the Low Density Residential, R-2, Zone, and included in the Regional Commercial, C-6, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 7: The real property depicted in Exhibit G (Map C), attached hereto and incorporated herein, identified as 2604 16th Avenue, in Lewiston, Idaho is hereby removed from the Low Density Residential, R-2, Zone, and included in the General Commercial, C-4, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 8: The real property depicted in Exhibit H (Map 2D), attached hereto and incorporated herein, identified as 2020 12th Avenue, 1220 21st Street, and 2010 16th Avenue, in Lewiston, Idaho are hereby removed from the Low Density Residential, R-2, Zone, and included in the Regional Commercial, C-6, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 9: The real property depicted in Exhibit I (Map 2D), attached hereto and incorporated herein, identified as 1702 18th Avenue, 1720 18th Avenue, 1816 18th Avenue, 1821 17th Street, and 1827 17th Street, in Lewiston, Idaho are hereby removed from the Medium Density Residential, R-3, Zone, and included in the Regional Commercial, C-6, Zone, as defined by the Zoning Ordinance of the City of Lewiston, Idaho.

SECTION 10: That all prior zoning designations for the lands described above are hereby superseded.

SECTION 11: The Zoning Map of the City of Lewiston is hereby amended to remove said real property described above from its current zoning designation and include said real property in the new zoning designations identified above.

SECTION 12: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

EXHIBITS
TO
ORDINANCE NO. 4969

EXHIBIT A

Map 1A

City of Lewiston

R2 to R3

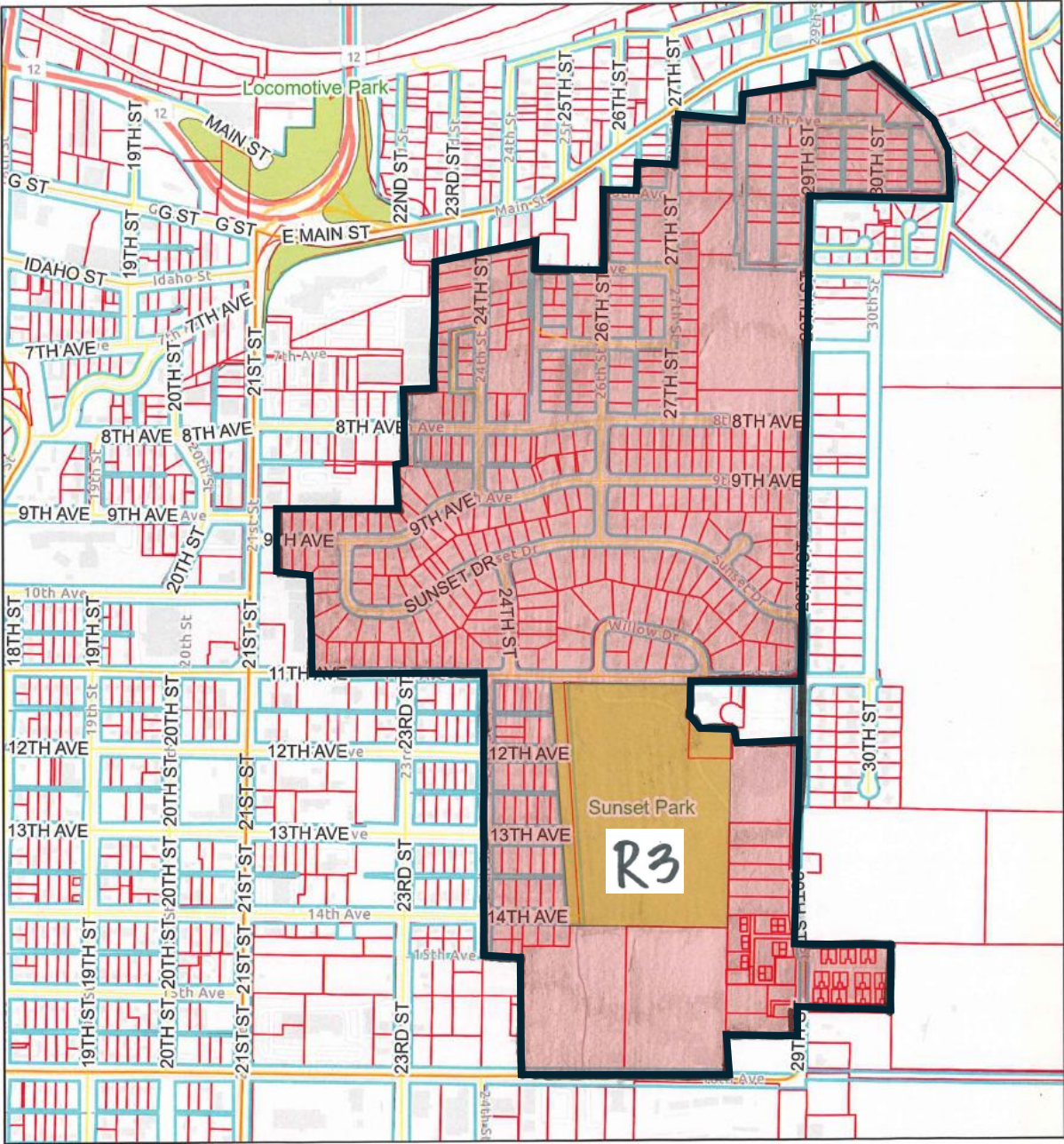


EXHIBIT B

Map 2A

City of Lewiston

R2 to R3

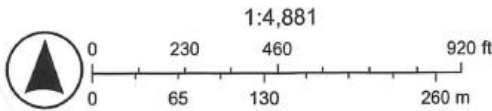
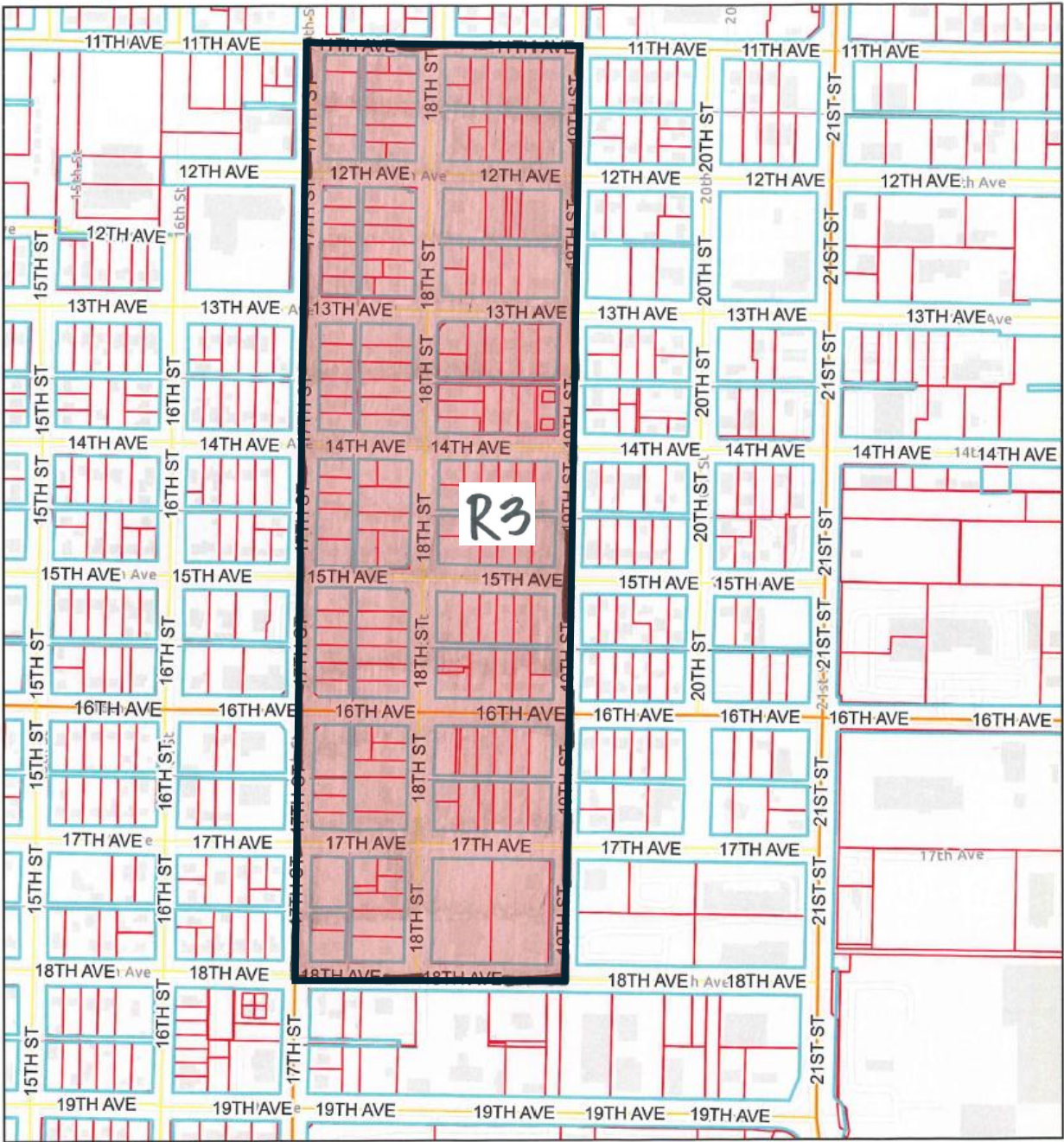


EXHIBIT C

Map 1B **amendment** City of Lewiston R2 to R3

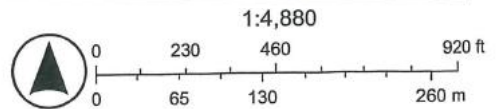
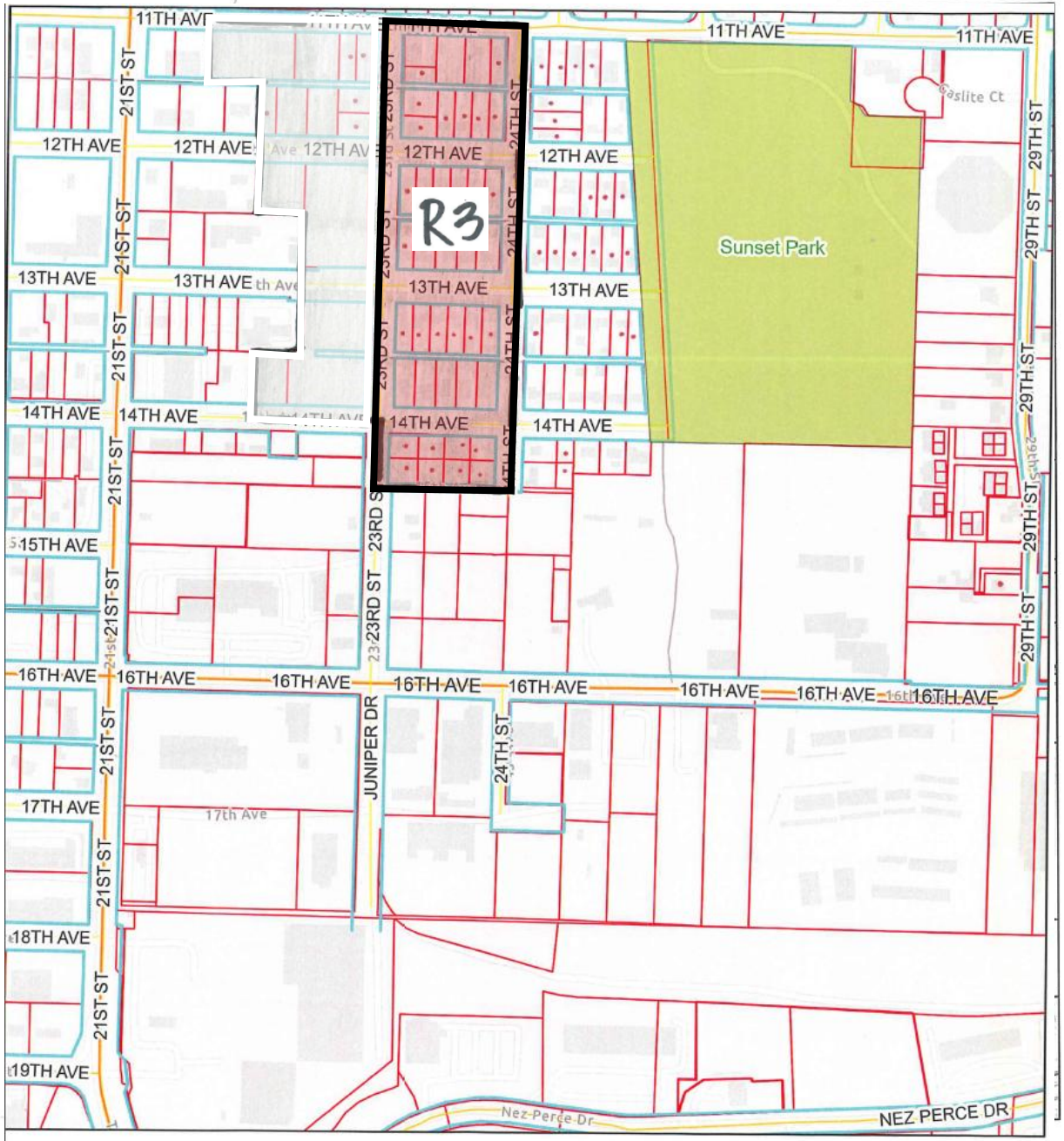


EXHIBIT D

Map 1B **amendment** City of Lewiston R2 to R4

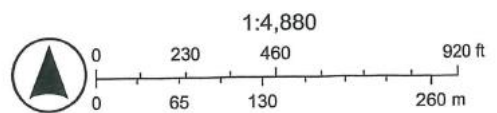
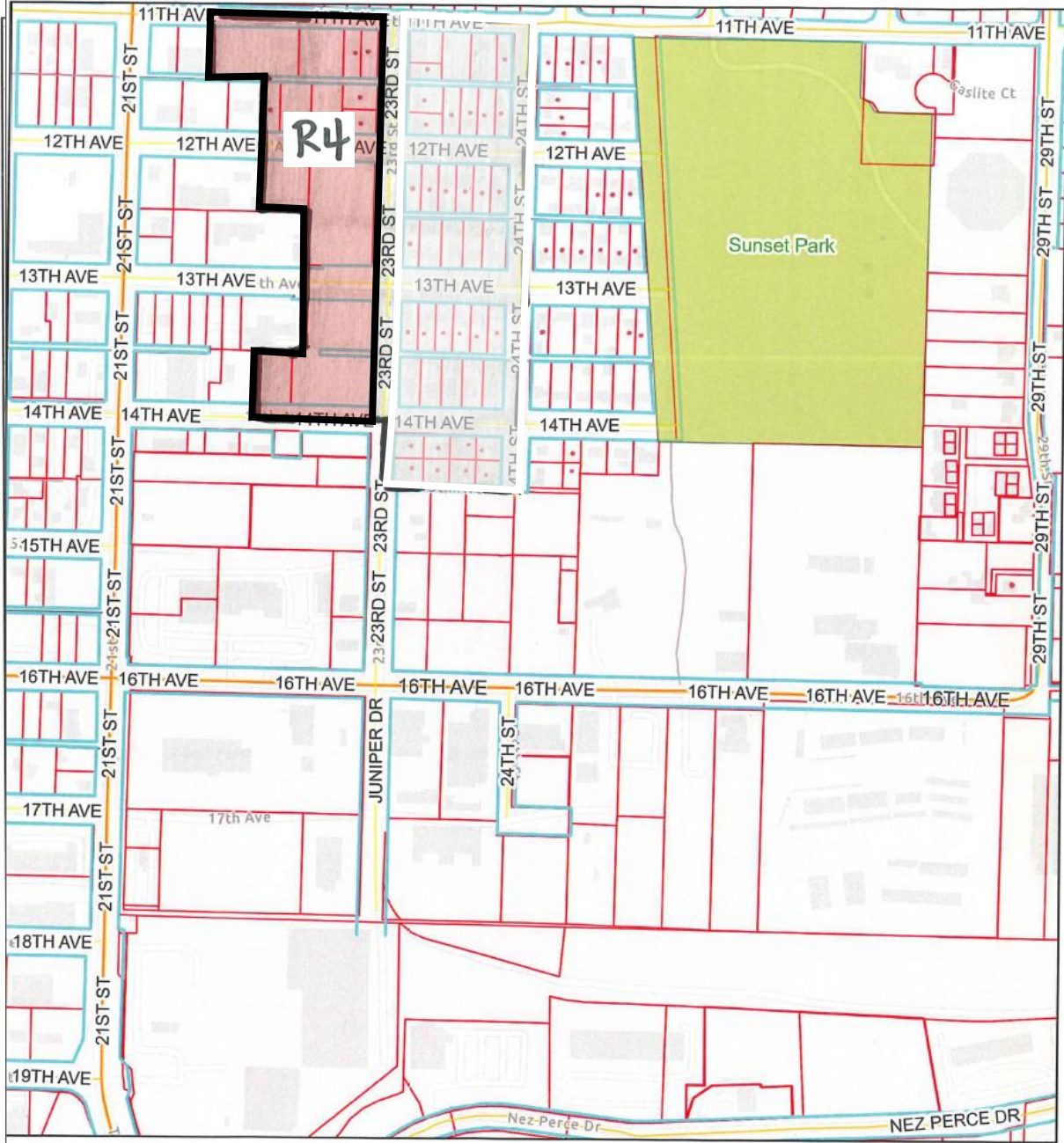


EXHIBIT E

Map 2B

City of Lewiston R2 to R4

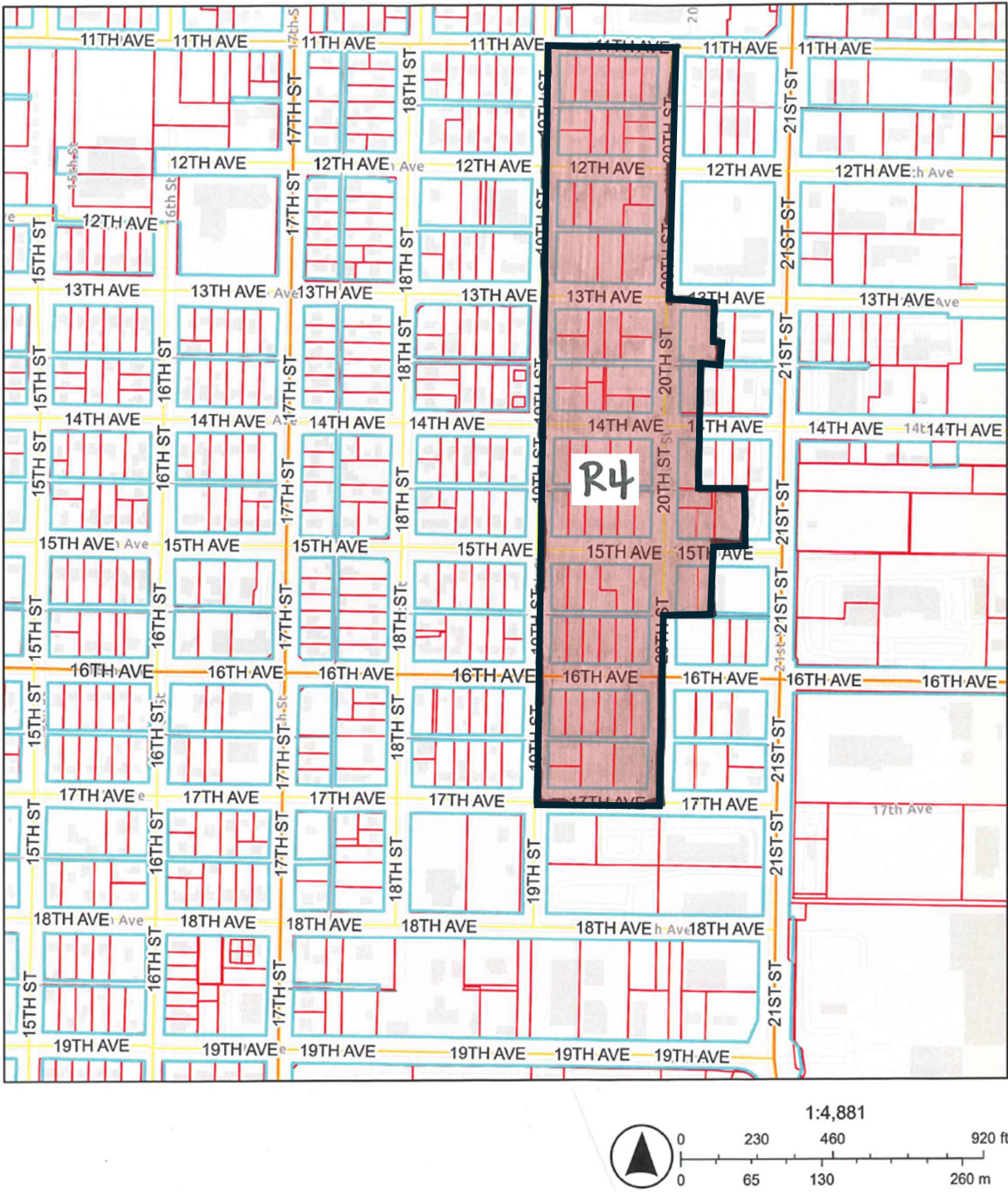


EXHIBIT F

Map 1D

City of Lewiston

R2 to C6

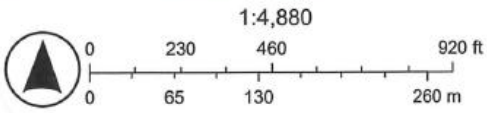
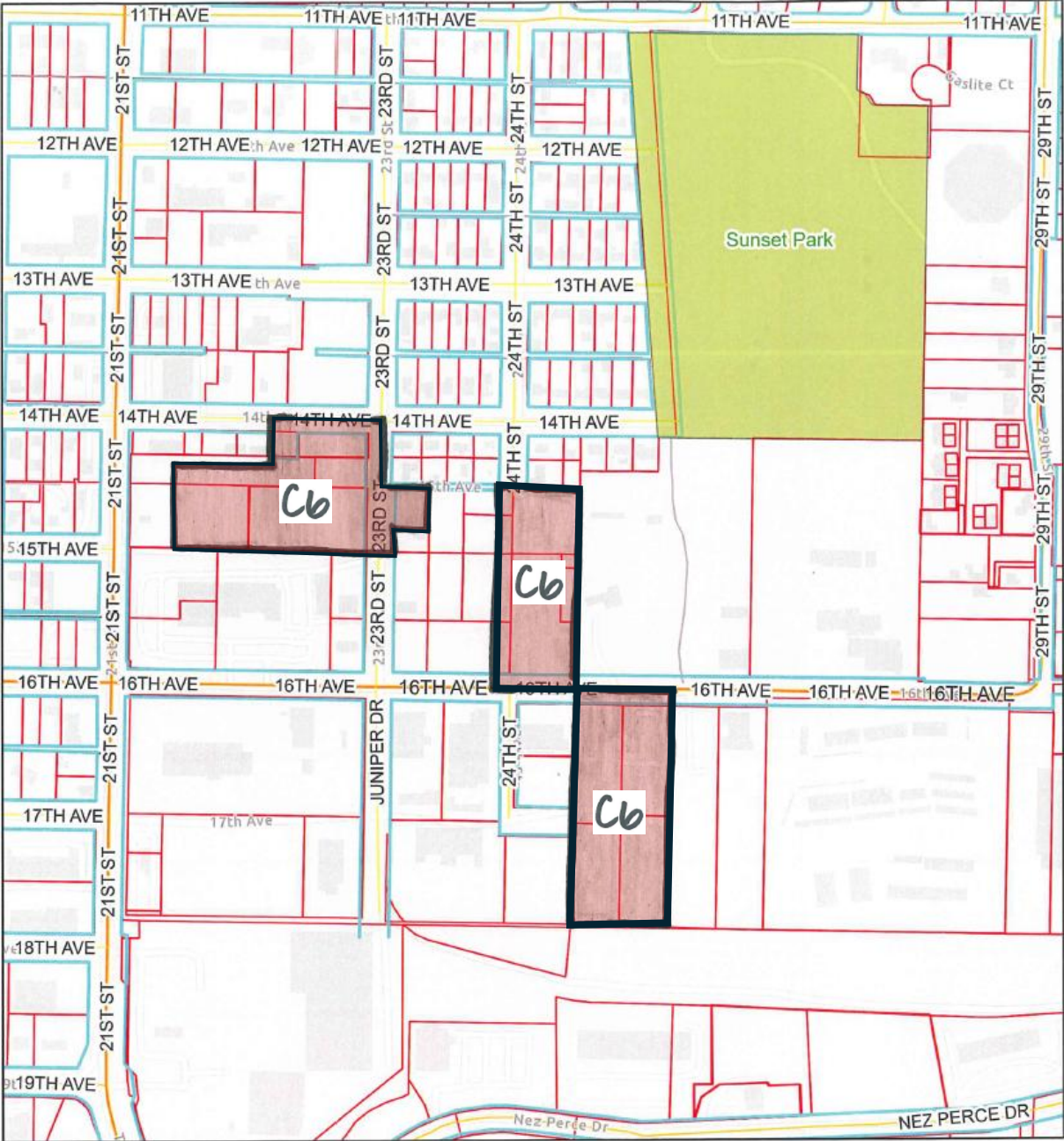


EXHIBIT G

Map C

City of Lewiston

R2 to C4

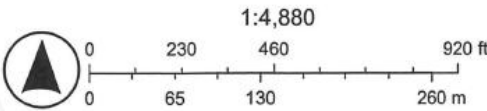
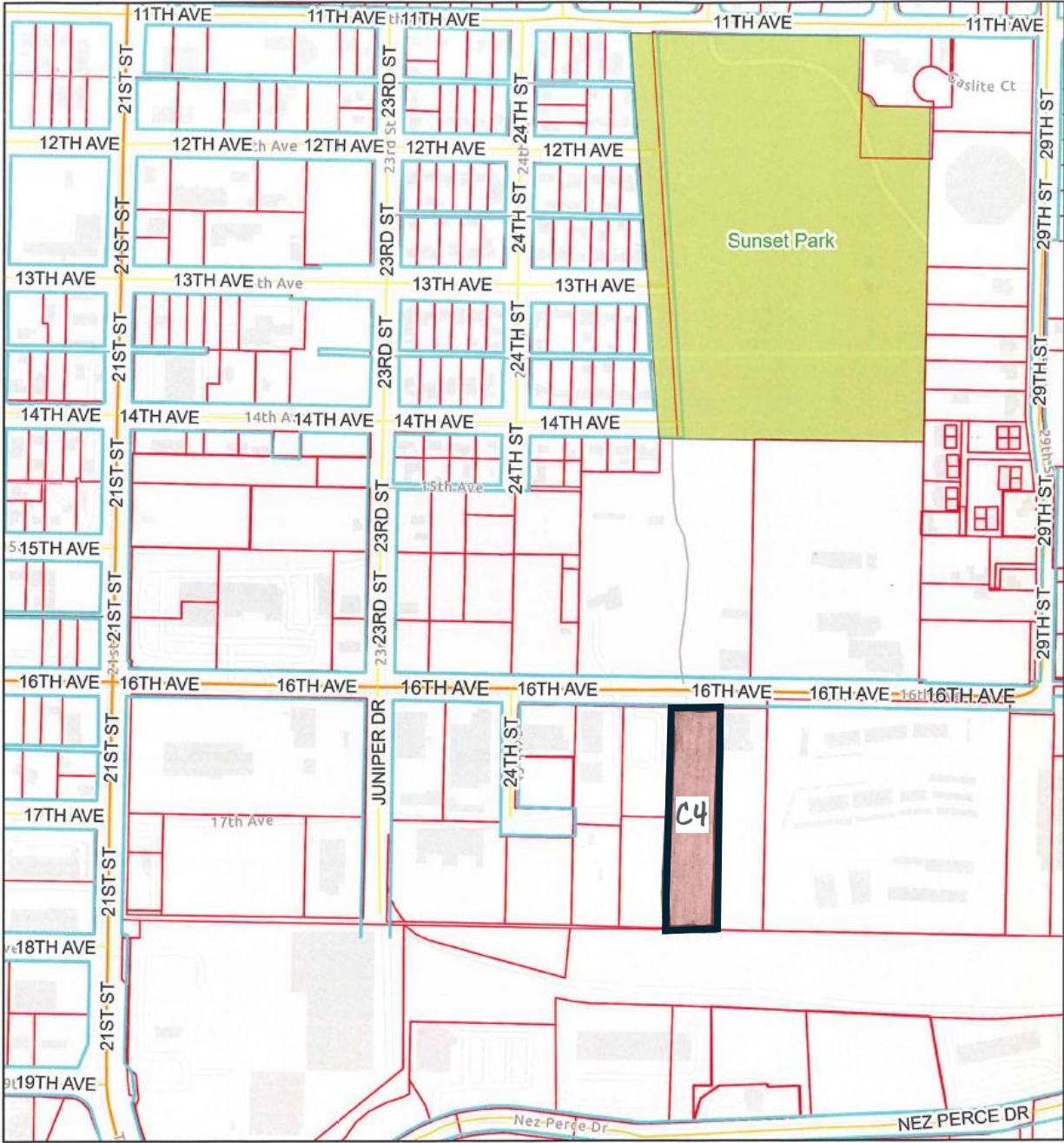


EXHIBIT H

Map 2D

City of Lewiston R2 to C6

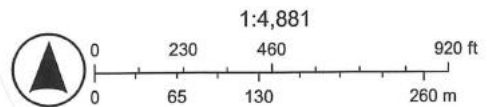
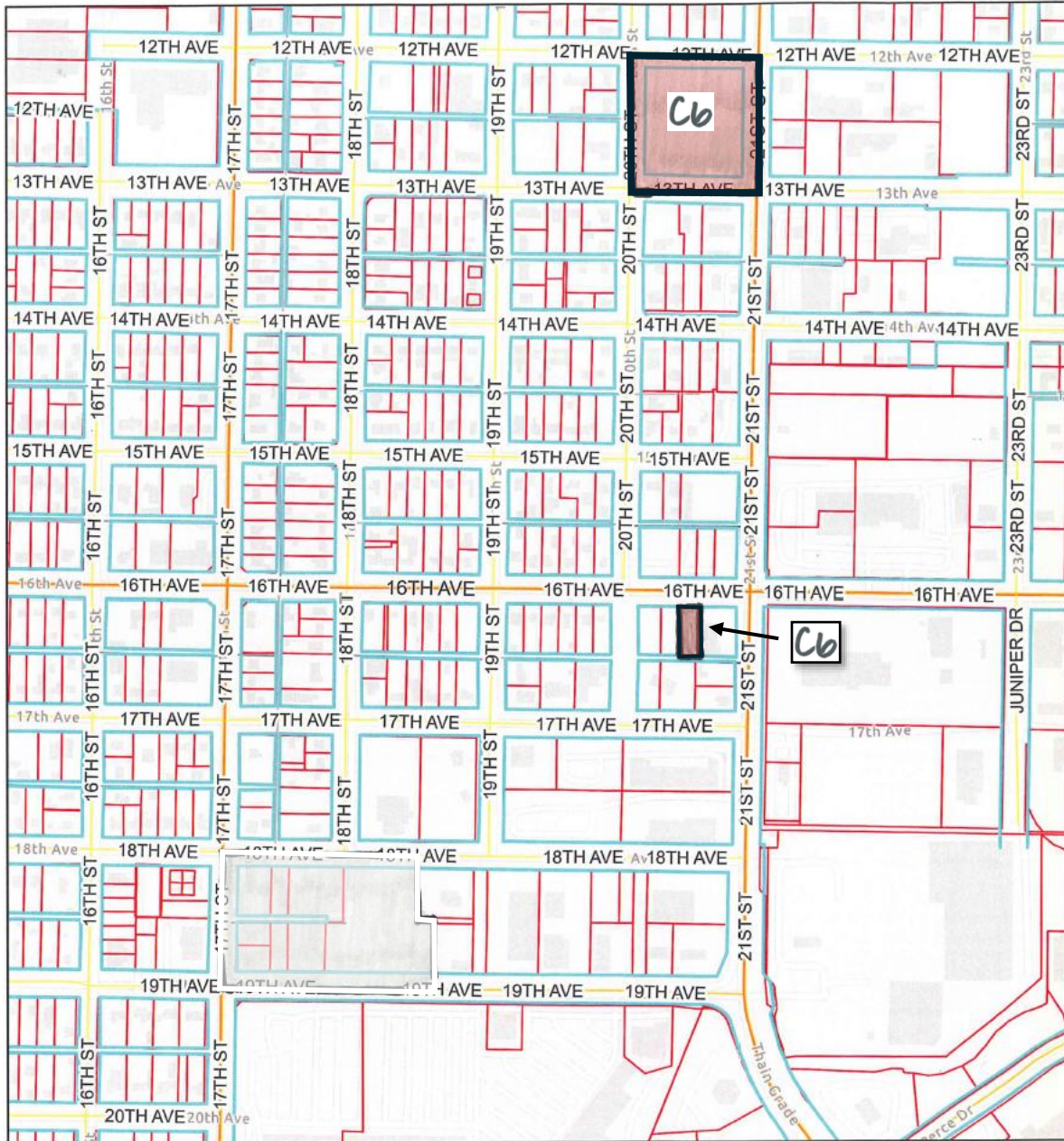
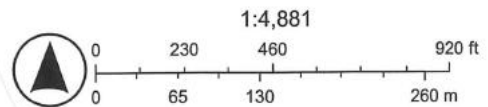
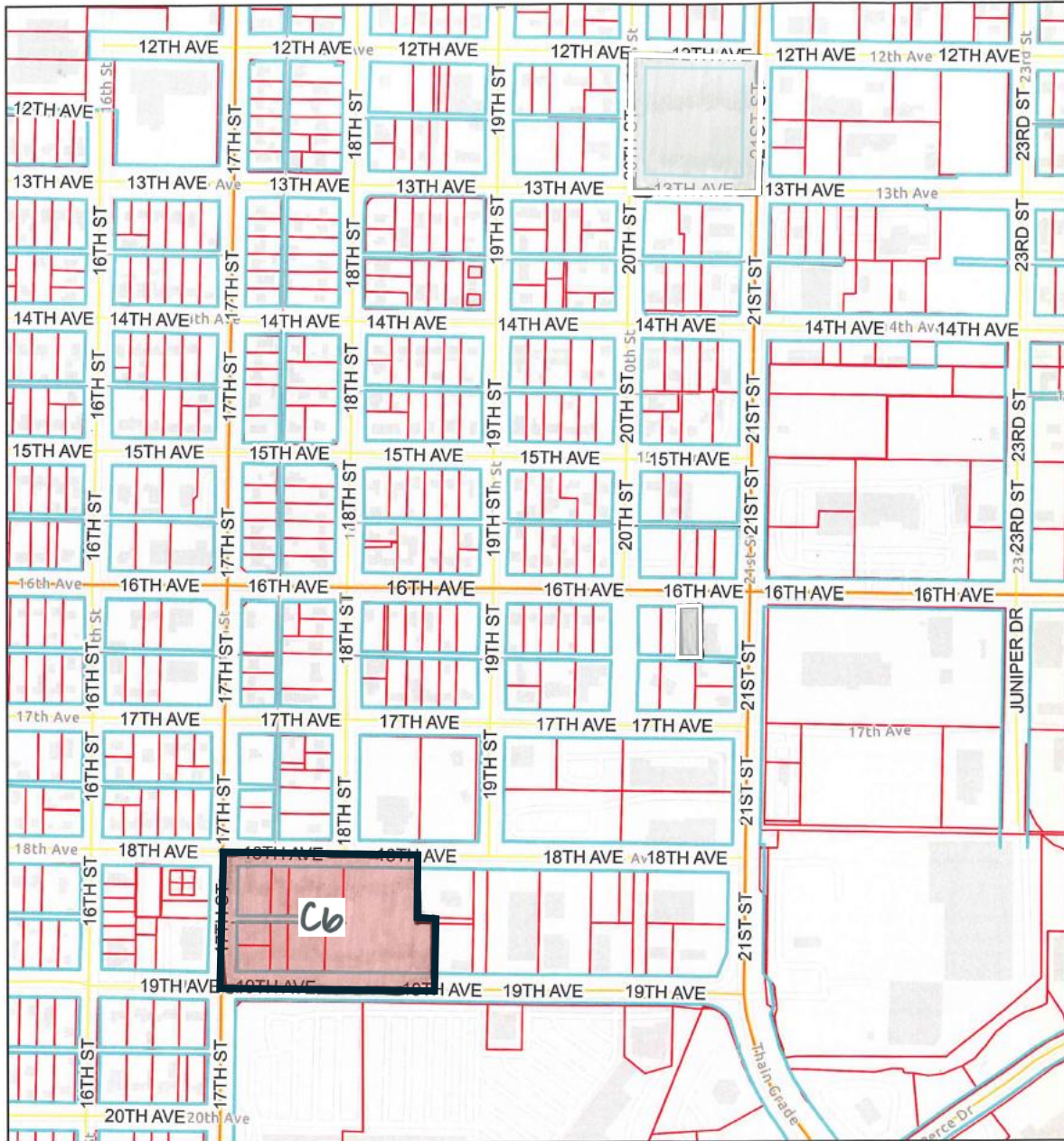


EXHIBIT I

Map 2D

City of Lewiston

R3 to C6



July 6, 2026

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met for a Work Session in the Second Floor Conference Room of the Bell Building at 215 D Street. Mayor Johnson called the meeting to order at 3:00 PM.

I. CALL TO ORDER

COUNCILORS PRESENT: Mayor Dan Johnson; Council President Jim Kleeburg; Councilor Kasee Forsmann (Zoom); Councilor Bryan Moree; Councilor John Spickelmire; Councilor Matt Wright.

COUNCILORS EXCUSED: Councilor Jessica Klein.

II. PLEDGE OF ALLEGIANCE

Following the call to order, those in attendance stood and joined in the recitation of the Pledge of Allegiance.

III. CITIZENS COMMENTS

An opportunity to comment on agenda items was provided; no comments were offered from the public.

IV. DISCUSSION ITEMS

Please note that identifying an item as an "Action Item" does not require the City Council to vote on that item.

- A. GEM STATE HOUSING ALLIANCE:** Presentation by the Gem State Housing Alliance regarding housing policy, addressing NIMBYism, and the importance of considering long-term implications in decision-making - Action Item

Ali Rabe, Founding Executive Director of the Gem State Housing Alliance, led a presentation and discussion focused on addressing the housing crisis in Idaho, the importance of missing middle housing, and how to navigate public hearing challenges and NIMBYism through strategic messaging and education.

- B. INTRODUCTION OF ORDINANCE 4967:** Introduction of Ordinance 4967, which proposes to amend Lewiston City Code Chapter 37 related to landscaping - Action Item

Community Development Director Shannon Grow reintroduced the landscaping ordinance and reviewed the landscaping requirements. The discussion centered on adjusting parking lot landscaping requirements, including potential changes to tree canopy requirements and interior planting bed standards to be less burdensome for developers.

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July 6, 2026 – 3:00 p.m.
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- C. **SOCIAL MEDIA POLICY:** Discussion of new Social Media Policy to establish guidelines for the City's social media accounts in anticipation of enabling public comments on those accounts - Action Item

City Attorney Jennifer Tengono and Parks and Recreation Director Justin Glenn discussed a new policy to re-enable public comments on city social media accounts. The policy aims to foster community engagement while implementing filters to block prohibited content, such as scams, malware, and explicit language. Following discussion, the Council expressed consensus in support of the social media policy. City Attorney Tengono noted she would prepare a resolution for Council consideration at an upcoming meeting.

- D. **ADVISORY BOARD AND COMMISSION MEMBER DUTIES AND EXPECTATIONS:** Discussion on the duties and expectations of Advisory Board and Commission Members as requested by Councilor John Spickelmire at the June 1, 2026 City Council Work Session - Action Item

Councilor Spickelmire led a discussion on the expectations for advisory boards and commissions. Mayor Johnson noted he would send a reminder to staff liaisons regarding their roles in guiding advisory board and commission members on their duties, responsibilities, and the importance of meeting attendance.

- E. **STATE MINIMUM REVENUE GUARANTEE GRANT BILL:** Presentation from Nez Perce County Commissioner Joe Gish on the proposed State MRG Grant Bill as requested by Councilor Matt Wright at the June 22, 2026 City Council Meeting - Action Item

Councilor Wright noted that Nez Perce County Commissioner Joe Gish was unable to present due to a previous engagement and that he would reach back out to determine a future meeting date.

V. **UNFINISHED AND NEW BUSINESS**

- A. **CITY COUNCILOR COMMENTS:**

Councilor Forsmann thanked Public Outreach Coordinator Carol Maurer for her time and effort on the Let's Talk Taxes Open House, and appreciated the turnout of citizens to the event.

Council President Kleeburg noted he may not be at the July 13, 2026 meeting, as he would be out of town.

- B. **CITY BOARDS AND COMMISSIONS LIAISON UPDATES**

C. MAYOR COMMENTS

Mayor Johnson announced the City would be hosting a table at Valley Vision's Annual Event and Dinner on July 30, 2026, and encouraged Councilors to RSVP as soon as they were able. Mayor Johnson also asked Councilors to think about the potential to move meetings from Mondays to Tuesdays.

D. AGENDA TOPICS: - Action Item

VI. ADJOURNMENT - Action Item

There being no further business to come before the Lewiston City Council, Council President Kleeburg and Councilor Wright moved and seconded, respectively, to adjourn the July 6, 2026, Work Session. The motion carried 5-0 and the meeting adjourned at 4:53 p.m.

Daniel G. Johnson, Mayor

Tanya M. Brocke, City Clerk

July 13, 2026

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met for a Regular Meeting in the Second Floor Activity Room of the Lewiston Library at 411 D Street. Mayor Johnson called the meeting to order at 6:00 PM.

I. CALL TO ORDER

COUNCILORS PRESENT: Mayor Dan Johnson; Council President Jim Kleeburg; Councilor Kasee Forsmann; Councilor Bryan Moree; Councilor John Spickelmire; Councilor Matt Wright.

COUNCILORS EXCUSED: Councilor Jessica Klein.

II. PLEDGE OF ALLEGIANCE

Following the call to order, those in attendance stood and joined in the recitation of the Pledge of Allegiance.

III. CITIZENS COMMENTS

John Michael, a Lewiston resident, expressed concerns about the need for improved water access for the homeless community during hot weather and suggested installing water stations at several locations throughout the City.

IV. PRESENTATIONS

A. MONTHLY FINANCIAL REPORT - MAY: Financial reports for May 2026, in accordance with Idaho Code § 50-208 - No oral report

V. PUBLIC HEARINGS AND RELATED ACTION ITEMS

A. PUBLIC HEARING ON ZA-03-26: Accepting testimony on proposed amendments to Lewiston City Code Chapter 37, Zoning Code, Section 3 to amend the definitions of "dwelling, multifamily," "dwelling, two-family" and "class A manufactured home" to comply with 2026 Idaho Legislative Session House Bill 800 - Action Item

Mayor Johnson announced the subject of the public hearing, explained the public hearing process, opened the public hearing, and asked for the staff report. City Planner Joel Plaskon explained the proposed amendments to City Code Chapter 37, which updates the definitions of dwelling units and Class A manufactured homes to ensure compliance with 2026 Idaho Legislative Session House Bill 800.

Mayor Johnson called for any public testimony. There being none, and the public hearing was closed.

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Regular Meeting Minutes
July 13, 2026 – 6:00 p.m.
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- B. FIRST READING OF ORDINANCE 4968:** Considering amending Lewiston City Code § 23-9 related to the definition of Class A manufactured homes; amending Lewiston City Code § 37-3 relating to the definitions of "dwelling, multifamily", "dwelling, two-family", and "Class A manufactured home" - Action Item

Councilor Forsmann and Council President Kleeburg moved and seconded, respectively, to approve the first reading of ordinance 4968 4968 by title only. The motion carried 5-0.

CITY ORDINANCE NO. 4968: AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODES § 23-9 RELATED TO THE DEFINITION OF CLASS A MANUFACTURED HOMES; AMENDING LEWISTON CITY CODE § 37-3 RELATING TO THE DEFINITIONS OF "DWELLING, MULTIFAMILY", "DWELLING, TWO-FAMILY," AND "CLASS A MANUFACTURED HOME"; AND PROVIDING AN EFFECTIVE DATE.

- C. PUBLIC HEARING ON ZA-04-26:** Accepting testimony on proposed amendments to Lewiston City Code Chapter 37, Zoning Code, Section 37-41.11 to eliminate accessory apartment provisions specific to the Normal Hill North and Normal Hill South Zones and to Section 37-141.2 to amend accessory apartment provisions regarding allowable zoning districts, and allowable size, parking, setbacks, and parking - Action Item

Mayor Johnson announced the subject of the public hearing, explained the public hearing process, opened the public hearing, and asked for the staff report. City Planner Joel Plaskon explained the proposed amendments to City Code Chapter 37, regarding accessory apartments, specifically to eliminate certain provisions in the Normal Hill North and South zones and to update regulations regarding allowable zoning districts, size, parking, and setbacks to comply with state requirements.

Mayor Johnson called for any public testimony. There being none, and the public hearing was closed.

- D. FIRST READING OF ORDINANCE 4972:** Considering repealing Lewiston City Code §§ 37-41.11 and 37-41A.11; and amending Lewiston City Code § 37-131.2 relating to accessory apartments - Action Item

Councilor Forsmann and Council President Kleeburg moved and seconded, respectively, to approve the first reading of ordinance 4972 by title only. The motion carried 5-0.

CITY ORDINANCE NO. 4972: AN ORDINANCE OF THE CITY OF LEWISTON REPEALING LEWISTON CITY CODE §§ 37-41.11 AND 37-41A.11; AMENDING LEWISTON CITY CODE § 37-131.2 RELATING TO ACCESSORY APARTMENTS; AND PROVIDING AN EFFECTIVE DATE.

VI. CONSENT AGENDA

Mayor Johnson explained that all items on the Consent Agenda are considered routine by the Council and will be enacted by one motion. There will be no separate discussion on these issues unless a Councilor so requests, in which case the item will be removed from the Consent Agenda and considered on the Active Agenda under "Items Moved from the Consent Agenda".

Councilor Forsmann requested Agenda Item VI. B. Voucher's Payable be removed from the consent agenda.

Councilor Forsmann moved and Council President Kleeburg seconded, respectively, approval of the Consent Agenda as amended. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

- A. **CITY COUNCIL MINUTES:** Considering approving the minutes of the following meetings: 6/22/2026 Budget Session #3; and 6/22/2026 Regular - Action Item

VII. ACTIVE AGENDA

- A. **2025 ADA TRANSITION PLAN ANNUAL REPORT:** Considering adopting the City of Lewiston's 2025 ADA Transition Plan Annual Report - Action Item (Human Resources Director Nikki Province)

Councilors Spickelmire and Moree moved and seconded, respectively, to adopt the 2025 ADA Transition Plan Annual Report. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

- B. **RESOLUTION 2026-24:** Considering approving the Release of Waterline Easement for waterlines at 3rd Street and east of 2nd Street between the City of Lewiston and the Northern Pacific Railway Company, and authorizing the Mayor to sign the Easement - Action Item (Public Works Director Dustin Johnson)

Councilor Forsmann and Council President Kleeburg moved and seconded, respectively, to approve Resolution 2026-24. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

- C. **RESOLUTION 2026-02:** Considering authorizing the destruction of certain Finance Department records - Action Item (Finance Director/City Treasurer Aimee Gordon)

Councilors Forsmann and Wright moved and seconded, respectively, to approve Resolution 2026-02. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

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- D. **RESOLUTION 2026-33:** Considering declaring various items of City of Lewiston property to be surplus, and providing for the public auction of said surplus property - Action Item (Finance Director/City Treasurer Aimee Gordon)

Councilor Forsmann and Council President Kleeburg moved and seconded, respectively, to approve Resolution 2026-33. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

- E. **RESOLUTION 2026-21:** Considering approving a Mutual Assistance Compact between the City of Lewiston, Idaho and the City of Asotin, Washington, for law enforcement services and authorizing the Mayor to sign the Compact - Action Item (Police Chief Jason Kuzik)

Councilors Spickelmire and Moree moved and seconded, respectively, to approve Resolution 2026-21. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

- F. **RESOLUTION 2026-29:** Considering authorizing the retirement of K-9 Ziva as a drug dog - Action Item (Police Chief Jason Kuzik)

Councilors Forsmann and Moree moved and seconded, respectively, to approve Resolution 2026-29. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

- G. **RESOLUTION 2026-38:** Considering approving the Memorandum of Understanding between the City of Lewiston and Nez Perce County to host a drive-in movie event in the east parking lot of the Nez Perce County Courthouse - Action Item (Parks & Recreation Director Justin Glenn)

Councilors Moree and Spickelmire moved and seconded, respectively, to approve Resolution 2026-38. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

VIII. **ITEMS MOVED FROM THE CONSENT AGENDA** - Action Item

- B. **VOUCHER'S PAYABLE:** Considering approving the Voucher's Payable dated 06/12/2026-06/25/2026 in the amount of \$1,566,589.34 - Action Item

After receiving clarification about Check #123325 on page 7, Councilor Forsmann moved and Council President Kleeburg seconded, respectively, to approve the Voucher's Payable. **ROLL CALL VOTE: VOTING AYE: Kleeburg; Wright; Forsmann; Moree; Spickelmire. VOTING NAY: None. EXCUSED: Klein.**

IX. **UNFINISHED AND NEW BUSINESS**

- A. **CITY COUNCILOR COMMENTS:**

Councilor Forsmann commended the service of K9 Ziva and her handler, upon the dog's retirement. Additionally, she noted that she would be out of the office

and traveling from July 14th through the 27th.

Councilor Moree expressed appreciation for the employees working overnight to re-stripe pedestrian crossings and turn lanes on 8th Avenue.

B. CITY BOARDS AND COMMISSIONS LIAISON UPDATES

C. MAYOR COMMENTS

Mayor Johnson encouraged the public and local businesses to participate in a survey sent out by the Chamber of Commerce requesting feedback on the City of Lewiston's development and building processes, as the results would be provided to the city for a future discussion.

D. AGENDA TOPICS: - Action Item

Councilor Spickelmire moved to ask the Police Department to provide an update on the K-9 program at the August 3, 2026 Work Session. Councilor Forsmann seconded, and the motion carried 5-0.

X. ADJOURNMENT - Action Item

There being no further business to come before the Lewiston City Council, Council President Kleeburg and Councilor Moree moved and seconded, respectively, to adjourn the July 13, 2026 Regular Meeting. The motion carried 5-0 and the meeting adjourned at 6:37 p.m.

Daniel G. Johnson, Mayor

Tanya M. Brocke, City Clerk



Voucher's Payable

Vendor Name	Ck#	Ck Date	Department	Description	Total
ADAM COLKINS	123429	7/9/2026	RECREATION	ADAM COLKINS UMPIRED 7 GAMES @ 32.50	\$227.50
AIRBRIDGE BROADBAND LLC	123470	7/9/2026	INFOSYSTMS	BPO - ISS - INTERNET SERVICE	\$285.00
			WATER	AIRBRIDGE WIRELESS INTERNET - PW	\$80.00
			WSTWTR	AIRBRIDGE WIRELESS INTERNET - PW	\$160.00
AMANDA TALBOTT	123456	7/9/2026	POLICE	MEALS A TALBOTT ICRMP EXECUTIVE LE LEADERSHIP SCHO	\$340.00
AMAZON CAPITAL SERVICES	123471	7/9/2026	COMDEV	BPO-CD-OFFICE SUPPLIES-PAPER, PENS, RECEIPT PAPER	\$39.93
			FIRE	FIRE - AMAZON - REPLACEMENT LENS	\$329.00
				FIRE-AMAZON-OFFICE-STATION SUPPLIES	\$431.02
			INFOSYSTMS	FIBER CABLES	\$46.98
			LIBRARY	LIB - COLLECTION REPLACEMENT PARTS	\$40.82
			PARKSFAC	FAC - AMAZON - SLOAN URINAL - NORMAL HILL CEM	\$66.32
				PKS - AMAZON - WEED EATER TRIMMER HEAD	\$71.37
			POLICE	PD-13 IPHONE 17E CASES AND 3 IPHONE 16E CASES	\$132.16
				PD-5/12 PACKS OF BATTERIES FOR THE AED'S	\$193.05
				PD-JUMP PACK FOR PATROL CAR	\$131.99
			RECREATION	REC - AMAZON - RECMOBILE EQUIPMENT	\$166.22
			TRANSITOP	BPO- TRANSIT OPERATING AND SAFETY SUPPLIES	\$332.14
			TRNSPN	PW - GIS - KEYBOARDS (2), MICE (2), INK REFILLS	\$122.44
			WATER	PW-WTP-CHAIRS (6) AND ACCESSORIES	\$2,131.92
			ANATEK LABS INC	401490	7/9/2026
WSTWTR	BPO-PW-IPT-BPO SAMPLING ANALYSIS FOR COMPLIANCE	\$629.00			
	BPO-PW-WWTP-LAB SAMPLE ANALYSIS	\$264.00			
ATLAS SAND & ROCK	123472	7/9/2026	TRNSPN	BPO - ST - DUTHIE SAND & ROCK	\$149.97
AUSTIN BROWN	123476	7/9/2026	FIRE	BPO FIRE - DR. AUSTIN BROWN - MEDICAL CONTROL	\$3,151.88
AVISTA	123473	7/9/2026	CEMETERY	07/02/26 BILL DATE UTILITY CHARGES	\$1,611.23
			COMDEV	07/02/26 BILL DATE UTILITY CHARGES	\$998.49
			LIBRARY	07/02/26 BILL DATE UTILITY CHARGES	\$2,654.49
			PARKSFAC	07/02/26 BILL DATE UTILITY CHARGES	\$14,809.21
			POLICE	07/02/26 BILL DATE UTILITY CHARGES	\$20.71
			RECREATION	07/02/26 BILL DATE UTILITY CHARGES	\$1,731.75
			SANITATION	07/02/26 BILL DATE UTILITY CHARGES	\$381.00
			TRANSITOP	07/02/26 BILL DATE UTILITY CHARGES	\$62.77
			TRNSPN	07/02/26 BILL DATE UTILITY CHARGES	\$46,271.40
			WATER	07/02/26 BILL DATE UTILITY CHARGES	\$83,501.56
			WSTWTR	07/02/26 BILL DATE UTILITY CHARGES	\$29,097.16
			B&H FOTO & ELECTRONICS CORP	123474	7/9/2026
INFOSYSTMS	UPS BATTERY REPLACEMENT	\$330.17			
LIBRARY	LIB - MOBILE HOTSPOT CASES	\$34.85			
BLUE RIBBON LINEN SUPPLY INC	123475	7/9/2026	PARKSFAC	PKS - BLUE RIBBON - T PAPER, TRASH BAGS, CLN SUP	\$373.50
			POLICE	BPO PD RUG CLEANING FEES FOR FRONT LOBBY	\$25.38
			WATER	PW-WTP/DISTR BPO LAUNDRY & JANITORIAL SUPPLIES	\$274.16
BRETTON S WATSON DBA ABLE LOCKSMITH	401489	7/9/2026	INFOSYSTMS	BPO - ISS - LOCK/KEY WORK	\$173.90



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BRIAN E WARD DBA GUMBY ENTERPRISES INC	123537	7/9/2026	FLTMANT	BPO- FLEET- TOOLS & SUPPLIES	\$242.50
BRYON DENNY DBA HELL'S CANYON UPFITTING AND SALES	401501	7/9/2026	POLICE	PD-TWO CHARGE GUARDS FOR PATROL UNITS	\$185.16
CCM CONCRETE POLISHI	123477	7/9/2026	PARKSFAC	FAC - CCM CONCRETE POLISHING - AT COMM CENTER	\$780.00
CED - CONSOLIDATED ELECTRICAL DISTRIBUTORS	401491	7/9/2026	PARKSFAC	BPO - FAC - CED/CONSOLIDATED ELEC - ELECTRIC SUP	\$363.91
CENTRAL ORCHARDS SEWER DISTRICT	123483	7/9/2026	PARKSFAC	BILL DATE JUNE 2026 UTILITY CAHRGES	\$174.18
CES	401492	7/9/2026	WATER	WR043 GOLF COURSE BOOSTER VFD REPLACEMENT	\$2,726.58
CHS INC	123479	7/9/2026	WSTWTR	BPO-PW-WWC-GROUND SPRAYS FOR MAINT AROUND BLDGS	\$64.99
CINTAS CORPORATION #606	123480	7/9/2026	FLTMANT	BPO- FLEET- UNIFORM RENT & LAUNDRY	\$153.77
			PARKSFAC	BPO - PKS - CINTAS - UNIFORMS AND CLEANING SUPP.	\$65.58
CITY OF LEWISTON EMPLOYEE BENEFIT-CAFETERIA PLAN	123430	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$9,053.79
CLEARWATER CLEANING SERVICES CORP	401493	7/9/2026	PARKSFAC	BPO-FAC - CLEARWATER CLEANING SERVICE	\$4,245.00
CNR ENTERPRISES LLC	401494	7/9/2026	WATER	BPO-PW-WD FOR EMERGENCY ASPHALT PATCHES	\$800.00
COEUR D'ALENE TRACTOR CO	123469	7/9/2026	WATER	PW - WTP - MOWER MAINT. SUPPLIES	\$80.43
COLEMAN OIL COMPANY LLC DBA COLEMAN OIL COMPANY	123481	7/9/2026	CEMETERY	7/5/26 BILL DATE CP-0416557	\$136.50
				CP-0409462 BILL DATE 06/28/26	\$147.69
			COMDEV	7/5/26 BILL DATE CP-0416557	\$34.82
				CP-0408445 06/21/26 BILL DATE	\$128.46
				CP-0409462 BILL DATE 06/28/26	\$206.10
				CP-0412630 BILL DATE 06/30/26	\$75.31
			FIRE	7/5/26 BILL DATE CP-0416557	\$1,040.21
				CP-0408445 06/21/26 BILL DATE	\$1,473.77
				CP-0409462 BILL DATE 06/28/26	\$1,242.69
				CP-0412630 BILL DATE 06/30/26	\$452.47
			FLTMANT	CP-0408445 06/21/26 BILL DATE	\$36.60
				CP-0409462 BILL DATE 06/28/26	\$165.11
			HR	7/5/26 BILL DATE CP-0416557	\$62.96
			INFOSYSTMS	CP-0409462 BILL DATE 06/28/26	\$76.20
			LEGISLATIV	CP-0408445 06/21/26 BILL DATE	\$31.43
			PARKSFAC	7/5/26 BILL DATE CP-0416557	\$499.41
				CP-0408445 06/21/26 BILL DATE	\$917.36
				CP-0409462 BILL DATE 06/28/26	\$910.89
				CP-0412630 BILL DATE 06/30/26	\$290.69
			POLICE	7/5/26 BILL DATE CP-0416557	\$1,633.26
				CP-0408445 06/21/26 BILL DATE	\$2,020.08
				CP-0409462 BILL DATE 06/28/26	\$1,968.67
				CP-0412630 BILL DATE 06/30/26	\$439.42
			SANITATION	BPO - SAN - FY26 FUEL FOR SDI HAUL	\$1,440.93
				BPO - TS - FUEL	\$239.76
				CP-0409462 BILL DATE 06/28/26	\$83.98
			STMWTR	7/5/26 BILL DATE CP-0416557	\$171.60
				CP-0408445 06/21/26 BILL DATE	\$119.98
				CP-0412630 BILL DATE 06/30/26	\$24.40
			TRANSITOP	7/5/26 BILL DATE CP-0416557	\$1,048.63
				CP-0408445 06/21/26 BILL DATE	\$1,776.72
				CP-0409462 BILL DATE 06/28/26	\$1,834.89
				CP-0412630 BILL DATE 06/30/26	\$591.11
			TRNSPN	7/5/26 BILL DATE CP-0416557	\$494.94
				CP-0408445 06/21/26 BILL DATE	\$1,599.75
				CP-0409462 BILL DATE 06/28/26	\$1,558.47
				CP-0412630 BILL DATE 06/30/26	\$563.01
			WATER	7/5/26 BILL DATE CP-0416557	\$87.82
				CP-0408445 06/21/26 BILL DATE	\$151.04
				CP-0409462 BILL DATE 06/28/26	\$501.14
			WSTWTR	7/5/26 BILL DATE CP-0416557	\$62.28
				CP-0408445 06/21/26 BILL DATE	\$843.90



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				CP-0409462 BILL DATE 06/28/26	\$493.56
				CP-0412630 BILL DATE 06/30/26	\$497.68
				PW-WWTP-BPO LUBE FOR MAINTENANCE & MOBILE OIL	\$282.38
COLLIER ELECTRIC LLC	123482	7/9/2026	WSTWTR	PW - WWC - CITY LIFT STATION POWER BLOCKS REPLACE	\$1,078.65
D & D MCLAUGHLIN LLC DBA MUD ON THE FLY	123485	7/9/2026	WATER	BPO-PW-WD CONCRETE FOR MISC JOBS	\$600.00
DARREN TRAINOR	123426	7/1/2026	RECREATION	D TRAINOR UMPIRED 6 GAMES @ 32.50	\$195.00
	123464	7/9/2026	RECREATION	DARREN TRAINOR UMPIRED 9 GAMES @ 32.50	\$292.50
DARTAGNAN ROMERO	123457	7/9/2026	POLICE	MEALS D ROMERO ARCON INSTRUCTOR REFRESHER	\$68.00
DIGLINE INC	123486	7/9/2026	WATER	PW-W/WW BPO LOCATE SERVICES	\$300.30
			WSTWTR	PW-W/WW BPO LOCATE SERVICES	\$300.30
DRUG TESTING ANALYTICS LLC DBA MINERT & ASSOCIATES	401512	7/9/2026	HR	BPO - DRUG TESTING SERVICES FOR NEW HIRES AND RAND	\$925.00
DYLAN MADER	123436	7/9/2026	RECREATION	DYLAN MADER UMPIRED 2 GAMES @ 32.50	\$65.00
EFTPS	4605	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$192,376.72
EMERALD SERVICES INC	123487	7/9/2026	FLTMAINT	BPO- FLEET- ANTIFREEZE/ OIL DISPOSAL	\$612.77
EMPOWER TRUST COMPANY LLC	4607	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$43,770.68
EMSCONNECT LLC	123488	7/9/2026	FIRE	BPO FIRE - EMS CONNECT - ANNUAL RENEWAL	\$461.50
ERB'S ACE HARDWARE LLC	123489	7/9/2026	FIRE	BPO FIRE - ERB HARDWARE - SUPPLIES	\$41.41
			PARKSFAC	PKS - ACE HARDWARE - CHEM FOR FOUNT - BF & PION	\$309.37
			WATER	BPO-PW-WD OPERATING SUPPLIES: TOOLS & HARDWARE	\$102.13
				BPO-PW-WTP OPERATING SUPPLIES: TOOLS & HARDWARE	\$32.27
			WSTWTR	BPO-PW-WWCOLL SUPPLIES AND EQUIPMENT: PAINT, TA	\$160.31
EZEKIEL H ULREY	123427	7/1/2026	RECREATION	Z ULREY UMPIRED 15 GAMES @ 35	\$525.00
	123465	7/9/2026	RECREATION	ZEKE ULREY UMPIRED 6 GAMES @ 35	\$210.00
FASTENAL COMPANY	123490	7/9/2026	PARKSFAC	BPO - PKS - FASTENAL - VENDING SUPPLIES @ SS	\$146.60
FEDEX	123491	7/9/2026	LIBRARY	TARIFF CHARGE - 3D FILAMENT	\$37.80
			WSTWTR	PW-WWTP-SHIPPING ACTUATOR TO MISCO FOR REPAIR	\$1,791.70
FERGUSON ENTERPRISES #3011	123492	7/9/2026	WATER	PW-WD-BPO WATERWORKS/PLUMBING FITTINGS/ACCESSORIE	\$3,323.53
				PW-WTD-ITEMS TO MAINTAIN PRV SMALL PARTS INVENTORY	\$65.14
				WR086 WTP ALKALINITY - PIPE AND FITTINGS	\$5,933.01
			WSTWTR	PW-WWTP-BPO PIPING PARTS AND RELATED ITEMS	\$117.95
				PW-WWCOLL- BPO MISC SUPPLIES; SUCH AS GASKETS A	\$1,060.49
FIREHOSEDIRECT	123493	7/9/2026	WATER	WR086 WTP ALKALINITY - FIRE HOSE AND FITTINGS	\$681.38
FIRST STEP 4 LIFE RECOVERY CENTER LTD	401497	7/9/2026	SETTLEMENT	CD-OPIOID GRANT RECIPIENT	\$400.00
FISHER SYSTEMS INC	401498	7/9/2026	SANITATION	PW - TS - SEMI-ANNUAL FIRE ALARM INSPECTIONS	\$448.50
FOP LEWIS CLARK LODGE #10	123431	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$1,892.46
FOUR SEASONS LAWN CARE	123494	7/9/2026	POLICE	BPO PD-PEST CONTROL FOR PD, TRAINING CENTER	\$192.00
GRAINGER	401499	7/9/2026	WATER	WR086 WTP ALKALINITY - STRUT AND CLAMPS	\$237.32
			WSTWTR	BPO-PW-WWTP-P/M/M MAINT SUPPLIES	\$1,108.28
GREAT WEST ENGINEERING INC	123495	7/9/2026	SANITATION	TS002 FLOOR DESIGN; TASK ORDER 2026-1	\$2,523.50
H & H BUSINESS SYSTEMS	123496	7/9/2026	COMDEV	BPO-CD-COPIER MAINTENANCE COLOR AND B&W FOR IMAGE	\$215.43
			EXECUTIVE	EXEC BPO: FY 26 RICOH MAINT/COPY COST PER COPY	\$404.27
			LEGAL	BPO-LEGAL-H & H MONTHLY COPY FEES; FY26	\$41.23



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			POLICE	BPO PD -ADMIN COPY INVOICES	\$137.42
			TRANSITOP	TRANSIT - BPO - PRINTER COPIES	\$32.98
			WSTWTR	PW-WWTP-BPO COPIER MAINTENANCE	\$2.85
HAHN SUPPLY	123497	7/9/2026	PARKSFAC	BPO - FAC - HAHN - MAINTENANCE TOOLS	\$397.22
			WATER	PW-WTP-BPO PLUMBING SUPPLIES/TOOLS/FILTERS	\$12.48
HCAA LLC	401500	7/9/2026	LIBRARY	LIB - TABLECLOTHS FOR EVENTS	\$498.00
HENRY SCHEIN	123498	7/9/2026	FIRE	BPO FIRE - HENRY SCHEIN - EMS SUPPLIES	\$2,805.18
HERCO INC DBA HERCO ASPHALT & PAVING	123499	7/9/2026	STMWTR	BPO - STMW - PATCH-BACKS AND TACK OIL	\$778.41
HIGH THREAT TRAINING GROUP LLC	123500	7/9/2026	POLICE	PD-REG-9 EMPLOYEES-PRIVATE TRAINING-PRIVATE CONTRAC	\$14,000.00
HKA GLOBAL LLC	123501	7/9/2026	WATER	WR050 RAW INTAKE SITE C INTAKE - EXPERT	\$7,175.42
HOME DEPOT CREDIT SERVICES	123502	7/9/2026	FIRE	BPO FIRE - HOME DEPOT - ST. SUPPLIES	\$25.08
				FIRE - HOME DEPOT - SAWZALL	\$326.87
			FLTMAINT	BPO- FLEET- SHOP SUPPLIES	\$34.83
			INFOSYSTMS	BPO - ISS - TOOLS AND SUPPLIES HOME DEPOT	\$242.70
			LIBRARY	LIB - ACRYLIC FOLDER HOLDER	\$29.99
				LIB - ROOFTOP IRRIGATION SUPPLIES	\$347.20
			PARKSFAC	BPO - FAC - HOME DEPOT - MAINTENANCE SUPPLIES	\$122.41
			STMWTR	BPO - STMW - OPERATING SUPPLIES	\$68.61
			WATER	PW-WTP-BPO FASTENERS/TOOLS/WOOD/PAINT/RELATED	\$115.37
			WSTWTR	BPO-PW-WWCOLL- SUPPLIES, POWER AND HAND TOOLS	\$46.56
I A F F - LOCAL #1773	123432	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$3,564.75
IDAHO CHILD SUPPORT RECEIPTING	123434	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$265.38
IDAHO EMPLOYMENT LAWYERS	123504	7/9/2026	LEGAL	OUTSIDE LEGAL COUNCIL; EMPLOYMENT ISSUE FY26	\$3,177.50
IDAHO ICE	123505	7/9/2026	LEGAL	BPO-LEGAL-WATER FOR CITY ATTY'S OFFICE-FY26	\$11.84
			SANITATION	BPO - TS - IDAHO ICE	\$28.05
IDAHO RURAL WATER ASSOCIATION	123506	7/9/2026	WATER	IRWA MEMBERSHIP DUES 6/30/26-6/30/27 SYSTEM	\$355.00
			WSTWTR	IRWA MEMBERSHIP DUES 6/30/26-6/30/27 SYSTEM	\$355.00
IDAHO STATE TAX COMMISSION	4602	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$32,590.00
	4608	7/9/2026	LIBRARY	JUNE 2026 SALES TAX	\$84.15
			PARKSFAC	JUNE 2026 SALES TAX	\$844.64
			RECREATION	JUNE 2026 SALES TAX	\$87.81
			SANITATION	JUNE 2026 SALES TAX	\$2,076.00
IDAHO TRUCK SALES CO	123507	7/9/2026	FLTMAINT	BPO- FLEET- REPAIR PARTS & REPAIRS	\$42.97
INGRAM LIBRARY SERVICES	401503	7/9/2026	LIBRARY	BPO - LIB - SECOND FLOOR ADULT NONFICTION	\$489.44
				BPO - LIB - ADULT BOOKMOBILE BOOK ORDERS	\$275.01
				BPO - LIB - ADULT FICTION	\$557.11
				BPO - LIB - FIRST FLOOR ADULT NONFICTION	\$378.89
				BPO - LIB - JUVENILE BOOKMOBILE BOOK ORDERS	\$142.88
				BPO - LIB - JUVENILE FICTION	\$712.95
				BPO - LIB - JUVENILE NON FICTION ORDERS	\$78.31
				BPO - LIB - LARGE PRINT BOOK ORDERS	\$318.99
				BPO - LIB - TEEN FICTION	\$276.97
				BPO - LIB - TEEN NONFICTION ORDERS	\$66.87
INLAND FASTENER INC	401504	7/9/2026	PARKSFAC	PKS - INLAND - FLAG POLE HWARE PP	\$154.16
INTERMOUNTAIN CLAIMS INC	401505	7/9/2026	INSTRUST	MAY INTERMOUNTAIN W/C INVOICE	\$401.00



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INTERNATIONAL ASSOCIATION OF ARSON INVESTIGATORS	123503	7/9/2026	FIRE	FIRE - IAAI - FIT TESTING PARIS	\$153.00
IO MANAGEMENT COMPANY LLC DBA IDEAL OPTION PLLC	401502	7/9/2026	SETTLEMENT	CD-OPIOID GRANT RECIPIENT	\$8,640.18
JOE HALL FORD	401506	7/9/2026	FLTMANT	BPO- FLEET- REPAIR PARTS & OSL	\$146.93
JONES SUPPLY	123509	7/9/2026	RECREATION	REC - JONES SUPPLY - SR NUT - CAN OPEN BL, PITCH	\$46.48
J-U-B ENGINEERS	401507	7/9/2026	PROPIMPR	PKS - JUB - PRO SVR 3/29/26 - 5/2/26	\$1,845.08
			WSTWTR	WW060 2023 WW IMPROVEMENT PROJECT-CE&I	\$30,727.59
				WW060 TO27 2024 PIPE BURST CEI SRA	\$16,697.12
KALAHLE MURRELL	123424	7/1/2026	RECREATION	K MURRELL UMPIRED 4 GAMES @ 35.00	\$140.00
	123461	7/9/2026	RECREATION	KALAHLE MURRELL UMPIRED 4 GAMES @ 35.00	\$140.00
KAREN SELDON	123535	7/9/2026	RECREATION	BPO -SNR NUTR - SELDON, KAREN - REIMBURSEMENT	\$235.63
KITTELSON & ASSOCIATES INC	123510	7/9/2026	CAPITAL PROJECTS	TR073 EAST LEWISTON NETWORK ANALYSIS; PSA	\$4,299.39
KLEEN SWEEP JANITORIAL	401508	7/9/2026	WATER	BPO-PW WD MONTHLY JANITORIAL SRV AT 2605 16TH AVE	\$355.00
LATAH SANITATION INC	123508	7/9/2026	SANITATION	PW - TS - PUMP UNDERGROUND PIT FROM SCALES	\$415.00
LES SCHWAB TIRE CENTER	123513	7/9/2026	FLTMANT	BPO- FLEET- REPAIR PARTS & OSL	\$28.99
LEWIS CLARK ANIMAL SHELTER	123514	7/9/2026	POLICE	BPO PD ANIMAL SHELTER CONTRACT FEES	\$7,036.67
LEWIS CLARK STATE COLLEGE	123512	7/9/2026	POLICE	PD-TABLE FOR LCSC CAREER AND INTERNSHIP FAIR.	\$318.00
LEWIS CLARK VALLEY CHAMBER OF COMMERCE	123511	7/9/2026	PARKSFAC	REC ADMIN - LC VALLEY CHAMBER - LUNCH FEE	\$25.00
LHTAC	123515	7/9/2026	STMWTR	REG - VARIOUS - ROADWAY DRAINAGE	\$160.00
			TRNSPN	REG - VARIOUS - SMALL STRUCTURE (BRIDGE) INSP	\$80.00
				REG - VARIOUS - SMALL STRUCTURE (BRIDGE) INSP	\$320.00
LINC WAY	123467	7/9/2026	RECREATION	LINC WAY UMPIRED 3 GAMES @ 32.50	\$97.50
LUKE N WHITE	123428	7/1/2026	RECREATION	L WHITE UMPIRED 6 GAMES @ 32.50	\$195.00
	123468	7/9/2026	RECREATION	LUKE WHITE UMPIRED 3 GAMES @ 32.50	\$97.50
LUPER AUTOMOTIVE INC	401509	7/9/2026	FLTMANT	BPO- FLEET- REPAIR PARTS & OSL	\$166.28
				REPL A/C COMP FOR #476 LOADER	\$695.96
M L ALBRIGHT & SONS	123516	7/9/2026	WSTWTR	WW061 EAST ORCHARDS SEWER EXPANSION PHASE III -	\$80,285.68
MACAULEY EXPERT SERVICES LLC	123517	7/9/2026	WATER	WR050 RAW INTAKE SITE C INTAKE - EXPERT	\$13,200.00
MATHEW LANE	123421	7/1/2026	RECREATION	M LANE UMPIRED 16 GAMES @ 35.00	\$560.00
	123435	7/9/2026	RECREATION	MATT LANE UMPIRED 3 GAMES @ 35	\$105.00
MERRICK & COMPANY	401510	7/9/2026	ECONOMIC DEVELOPMEN T	21.027 WR0600 ARPA DWNTNW MAIN REPLACE-DESIG;AMD1	\$6,017.75
	401511	7/9/2026	WSTWTR	WW061 FY2023 EAST ORCHARDS SEWER PH 3 DESIGN	\$3,459.04
MES SERVICE COMPANY LLC	123519	7/9/2026	FIRE	FIRE - MES - STRUCTURE GLOVES	\$859.21
MIDWEST TAPE LLC	123520	7/9/2026	LIBRARY	BPO - LIB - ADULT DVD ORDERS	\$73.47
				BPO - LIB - JUVENILE DVD ORDERS	\$98.18
MISC CUSTOMER REFUND	123422	7/1/2026	WATER	UB 0508037494 2601 9TH	\$115.86
	123423	7/1/2026	STMWTR	UB 2000995045 620 BRYDEN	\$258.68
	123437	7/9/2026	RECREATION	A BJUR CHANGED ROOM RESERVATION NEW RATE	\$25.00
	123438	7/9/2026	RECREATION	B HEISS REFUND LEAGUE CANCELLED NOT ENOUGH TEAMS	\$200.00
	123439	7/9/2026	RECREATION	C SMITH NO LONGER NEEDED RESERVATION	\$90.00
	123440	7/9/2026	PARKSFAC	C LARGENT REIMB FOR LIFEGUARD CERT CLASS	\$300.00
	123441	7/9/2026	WATER	UB 5001000064 3703 RIO VISTA	\$231.77
	123442	7/9/2026	LIBRARY	D ALDER LIBRARY SPEAKER FOR LIBRARY PROGRAM	\$730.75



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	123443	7/9/2026	COMDEV	GLACIER PROPERTY CD PROJECT CANCELLED PERMIT REFUN	\$414.22
	123444	7/9/2026	WATER	UB 0402012653 1427 18TH	\$191.40
	123445	7/9/2026	RECREATION	J SPENCER REFUND LEAGUE CANCELLED NOT ENOUGH TEAMS	\$200.00
	123446	7/9/2026	PARKSFAC	K KINARD NO LONGER NEEDS RESERVATION	\$70.00
	123447	7/9/2026	PARKSFAC	K RICHARD USER CREDIT FOR VENUE CHANGE	\$50.00
	123448	7/9/2026	WATER	UB 0203010111 503 15TH	\$145.43
	123449	7/9/2026	WATER	UB 0203010065 507 15TH	\$48.82
	123450	7/9/2026	SANITATION	UB 2100253936 3512 16TH	\$4.77
	123451	7/9/2026	STMWTR	UB 2000995045 620 BRYDEN	\$16.91
	123452	7/9/2026	STMWTR	UB 2000995088 622 BRYDEN	\$6.60
	123453	7/9/2026	STMWTR	UB 2000995150 624 BRYDEN	\$6.60
	123454	7/9/2026	ECONDEV	R THOMPSON CD CDBG HOME REPAIR DOWN MATERIALS	\$2,314.00
	123455	7/9/2026	RECREATION	THE KATZ BAND LHS STAR SPANGLED CELEBRATION	\$750.00
MOORE ELIA KRAFT & STACEY, LLP	123521	7/9/2026	LEGAL	OUTSIDE LEGAL CO; MEK&S; MAD PROPERTIES; FY26	\$1,418.28
MOTION AUTO SUPPLY	401513	7/9/2026	FLTMAINT	BPO- FLEET- REPAIR PARTS & SUPPLIES	\$1.33
NAPA AUTO PARTS	123522	7/9/2026	FLTMAINT	BPO- FLEET- REPAIR PARTS & SUPPLIES	\$343.99
			FLTMAINT	BPO- FLEET- REPAIR PARTS & SUPPLIES	\$1,400.10
NATIONWIDE RETIREMENT	4603	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$12,184.85
NATIONWIDE-RESERVE	4606	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$1,484.60
NCPERS GROUP LIFE INS	123462	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$1,552.00
NEZ PERCE COUNTY SHERIFF	123463	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$747.92
NORCO INC	401514	7/9/2026	TRNSPN	BPO - ST/TR - OPERATING SUPPLIES	\$58.89
	401515	7/9/2026	FIRE	BPO FIRE - NORCO - OXYGEN SUPPLIES	\$1,182.09
NORTH 40 OUTFITTERS	123523	7/9/2026	PARKSFAC	BPO - FAC - NORTH 40 - WORKING SUPPLIES	\$122.92
				BPO - PKS - NORTH 40 - MISC SUPPLIES, CITY PARKS	\$306.98
			STMWTR	PW - STMW - SAFETY SHOES: JEFF WIEMER	\$159.99
			WATER	PW-WD-BPO OPERATING SUPPLIES: TOOLS & HARDWARE;	\$24.99
				PW-WTP-BPO OPERATING SUPPLIES	\$139.94
			WSTWTR	BPO-PW-WWTP-OPERATING SUPPLIES: TOOLS & HARDWAR	\$212.38
				PW-WWCOLL-BPO OPERATING SUPPLIES: TOOLS & HARDW	\$33.97
ODP BUSINESS SOLUTIONS LLC	123525	7/9/2026	FINANCE	BPO- ODP OFFICE SUPPLIES	\$83.16
			POLICE	BPO PD OFFICE SUPPLIES TO INCLUDE PENS, PAPER, FIL	\$216.37
			WSTWTR	BPO-PW-WWTP OFFICE SUPPLIES; PENS, PAPER, ETC	\$61.31
O'REILLY AUTO PARTS	123524	7/9/2026	FLTMAINT	BPO- FLEET- REPAIR PARTS & SUPPLIES	\$649.33
OVERDRIVE INC	123526	7/9/2026	LIBRARY	BPO - LIB - ADULT OVERDRIVE ORDERS	\$1,579.84
				BPO - LIB - JUVENILE OVERDRIVE ORDERS	\$755.08
OWEN EQUIPMENT	123527	7/9/2026	FLTMAINT	SWEEPER SEGMENTS FOR ELGIN SWEEPERS	\$702.69
OXARC	123528	7/9/2026	PARKSFAC	PKS - OXARC - BPO- CHEMICALS FOR POOL SEASN - ORC	\$1,783.43
				POOLS - OXARC - BPO FOR CHEMICALS FOR BERT LIPPS	\$1,963.45
			WSTWTR	BPO-PW-WWTP- PERSONNEL SAFETY SUPPLIES; GLOVES,	\$94.73
PATTS GARDEN CENTER	123529	7/9/2026	PARKSFAC	UF - PATT'S - TREE FOR MARK SWIFT RETIREMENT	\$227.83
				UF - PATTS GARDEN - REPLACE LEG TREE AT SUNSET	\$271.23
PERSI	4604	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$196,679.89
PORT OF LEWISTON	123530	7/9/2026	INFOSYSTMS	BPO - FIBER CONNECTIONS	\$945.00
PRECISION SIGNS	401516	7/9/2026	POLICE	PD-K-9 2 DECALS 10X25, 2 CAUTION DECALS, INSTALL	\$98.00



Voucher's Payable

PRINTCRAFT PRINTING	401517	7/9/2026	EXECUTIVE	PRINTED ITEMS FOR THE LET'S TALK TAXES OPEN HOUSE	\$1,185.00
			FIRE	FIRE - PRINTCRAFT - DO NOT ENTER STICKERS	\$90.00
			POLICE	BPO PD BUSINESS CARDS	\$80.00
			STMWTR	PW - STMW - BUSINESS CARDS: JEFF WIEMER	\$75.00
PROVE IT POLYGRAPH	401518	7/9/2026	POLICE	PD-PRE EMPLOYMENT POLYGRAPH FOR A. PFAU	\$200.00
RAMIE RITCHETT	123458	7/9/2026	POLICE	MEALS P PRITCHETT ICRMP EXECUTIVE LE LEADERSHIP SC	\$340.00
RDK CORPORATION DBA SHADOW TRACKERS	401519	7/9/2026	HR	BPO - BACKGROUND CHECK SERVICES FOR NEW EMPLOYEES	\$163.00
REINER PUMP	123531	7/9/2026	WSTWTR	WW051-WWC-CASINO LIFT STATION IMPELLERS (3)	\$4,605.63
RICOH USA INC	123532	7/9/2026	LIBRARY	BPO - LIB - LEASE FEES	\$280.86
	123533	7/9/2026	POLICE	BPO PD COPIER RENTAL FOR COPY ROOM MACHINE	\$85.58
			WSTWTR	BPO-PW-WCOLL-COPIER USE BASED ON COPY COUNT	\$47.07
SANITARY DISPOSAL INC DBA SUNSHINE DISPOSAL & RECYCLING	401521	7/9/2026	SANITATION	BPO - SAN - FY26 ANNUAL CURBSIDE COLLECTION	\$322,072.38
				BPO - SAN - FY26 CARDBOARD AT CITY FACILITIES	\$105.00
				BPO - SAN - FY26 EXTRA YW & RECY CURBSIDE CARTS	\$2,161.85
				BPO - SAN - FY26 PROCESSING SINGLE STREAM RECY	\$6,568.10
				BPO - SAN - FY26 TONNAGE HAUL	\$32,081.43
SCADACORE INC	123534	7/9/2026	WATER	BPO-PW-WTP-SCADACORE MONTHLY SUBSCRIPTION	\$490.00
			WSTWTR	BPO-PW-WWA-SCADACORE MONTHLY SUBSCRIPTION	\$860.00
SCHUMANN ENTERPRISES INC DBA EMPIRE PRESSURE WASH	401496	7/9/2026	TRANSITOP	BPO- TRANSIT BUS WASHING	\$290.00
SHERWIN WILLIAMS CO	123536	7/9/2026	WSTWTR	PW-WWTP-PAINT FOR ELECTRICAL SWITCHGEAR BUILDINGS	\$3,341.85
SITEONE LANDSCAPE SUPPLY LLC	401520	7/9/2026	PARKSFAC	BPO - PKS - SITEONE - IRRIGATION SUPPLIES	\$169.96
				PKS - SITEONE - FERTILIZER - ALL PARKS	\$10,596.00
			WSTWTR	BPO-PW-WWTP GROUND MAINTENANCE SUPPLIES	\$41.48
STERLING BATTERY COMPANY	123538	7/9/2026	FLTMAINT	BPO- FLEET- VEHICLE BATTERIES	\$438.70
SULZER CHEMTECH USA, INC DBA FRC SYSTEMS INTERNATIONAL	123539	7/9/2026	WSTWTR	PW-WWTP-DAF PARTS: FLOWMETER	\$285.55
SWANK MOTION PICTURES INC	401522	7/9/2026	RECREATION	REC - SWANK - MOVIE RIGHTS FOR ALL MUTS	\$600.00
TAMMI L SMITH DBA THE COUNTRY STITCH	123484	7/9/2026	POLICE	BPO PD UNIFORM ALTERATIONS FOR PATROL	\$34.00
TELUS COMMUNICATIONS INC	123425	7/1/2026	TRNSPN	BPO - ST - SNOW PLOW/SWEEPER MONTHLY GPS SERVICE	\$576.00
	123540	7/9/2026	TRNSPN	BPO - ST - SNOW PLOW/SWEEPER MONTHLY GPS SERVICE	\$576.00
THE CHARLES MACHINE WORK INC	123478	7/9/2026	WSTWTR	PW-WWC-REPAIR KITS	\$9,572.21
THE MASTER'S TOUCH LLC	123518	7/9/2026	FINANCE	BPO - UB - MONTHLY PRINTING & MAILING-STATEMENTS	\$6,655.87
THE UPS STORE	123547	7/9/2026	POLICE	BPO PD MAIL SERVICE	\$441.66
THOMAS S. KLISE CO. DBA THOMAS KLISE / CRIMSON MULTIMEDIA	401495	7/9/2026	LIBRARY	BPO - LIB - VIDEO GAME ORDERS	\$197.33
THOMSON REUTERS - WEST	123541	7/9/2026	LEGAL	BPO-LEGAL-WESTLAW CHARGES FY26	\$1,204.66
TITAN TECHNOLOGIES INC	123542	7/9/2026	WSTWTR	IFB-24-001 WW060 2023 WW IMPROVEMENT PROJECT	\$429,731.45
TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC	123543	7/9/2026	POLICE	BPO TLO ACCESS FEES FOR INVESTIGATIONS	\$147.55
TRIBUNE PUBLISHING CO	401523	7/9/2026	EXECUTIVE	EXEC BPO: PUBLICATIONS AND ORDINANCE SUMMARIES	\$309.24
				LEWISTON MORNING TRIBUNE ADVERTISEMENT	\$650.00
			POLICE	PD-RECRUITING BILLBOARD	\$480.00
			TRNSPN	PW - ENG - NOTICE FOR VA-01-2026	\$150.40



Voucher's Payable

TWIN COUNTY UNITED WAY	123545	7/9/2026	SETTLEMENT	CD-OPIOID SETTLEMENT-NPC DRUG TREATMENT COURTS	\$2,150.00
UNIFORMS2GEAR INC	401524	7/9/2026	FIRE	FIRE - UNIFORMS2GEAR - UNIFORMS	\$1,899.86
			POLICE	BPO PD UNIFORMS/COMMUNICATIONS	\$1,496.18
				BPO PD UNIFORMS/NEW HIRE	\$69.88
				BPO PD UNIFORMS/PATROL	\$2,166.35
				BPO PD UNIFORMS/SUPPORT SERVICES	\$137.66
UNITED RENTALS (NORTH AMERICA), INC.	123546	7/9/2026	SANITATION	BPO - TS - MINI-EXCAVATOR RENTAL	\$2,546.00
			WATER	BPO-PW-WD- SPECIALTY EQUIPMENT/TOOLS/ REPAIR SRV	\$164.13
				WR043 SLA SHORING PUMP	\$1,433.00
URM STORES INC	401525	7/9/2026	PARKSFAC	PKS - URM - ICE CREAM CONCESSION - ORCHARDS POOL	\$305.52
			POLICE	BPO PD BOTTLED WATER AND ICE	\$24.95
			RECREATION	BPO SNR NUTR - URM - DAILY FOOD RUNS	\$687.23
US FOODS - SPOKANE	123548	7/9/2026	RECREATION	BPO - REC - SNR NUTR - FOOD SUPPLY FOR MEAL PROGR	\$1,361.23
VALLEY WASTE DISPOSAL LLC	123549	7/9/2026	SANITATION	BPO - SAN - FY26 NON-MUNICIPAL SW DISPOSAL	\$7,717.68
W.M. SMITH & ASSOCIATES INC	123552	7/9/2026	PROPIMPR	PF036 - BERT LIPPS POOL LINER	\$69,877.24
WALTER E NELSON SUPPLIES	123550	7/9/2026	PARKSFAC	BPO - FAC - WALTER NELSON - CUSTODIAL SUPPLIES	\$184.97
WASHINGTON STATE SUPPORT REGISTRY	123466	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$841.44
WESTERN EQUIPMENT	123544	7/9/2026	FLTMAINT	BPO- FLEET- REPAIR PARTS	\$68.43
			FLTMAINT	BPO- FLEET- REPAIR PARTS	\$181.64
WESTERN RECYCLERS INC	401526	7/9/2026	FINANCE	BPO- FIN- WESTERN RECYCLERS-SHREDDING	\$58.00
			FIRE	BPO FIRE - WESTERN RECYCLERS	\$52.00
			HR	BPO- FIN- WESTERN RECYCLERS-SHREDDING	\$29.00
			POLICE	BPO PD SHREDDING SERVICES	\$52.00
WESTERN STATES EQUIPMENT	123551	7/9/2026	WSTWTR	PW-WWC-GENERATOR MAINT; CHAPMAN/FEDEX/AIRPORT	\$3,298.37
				PW-WWTP-PREVENT MAINT & BATT; GEN 3,4,S SHORE	\$4,981.32
WEX BANK	123553	7/9/2026	POLICE	BPO PD FUEL FOR UNMARKED DEPARTMENT VEHICLES	\$335.57
WILBERT PRECAST INC	401527	7/9/2026	CEMETERY	CEM - WILBERT PRECAST - VAULT ORDER - BURTON	\$388.00
				CEM - WILBERT PRECAST - VAULT ORDER - MARTINSON	\$388.00
			STMWTR	BPO - STMW - CULVERT MAINTENANCE SUPPLIES	\$45.00
			WSTWTR	BPO-PW-WWCOLL SSMH RINGS AND LIDS	\$92.00
WILLIAM THOMPSON	123459	7/9/2026	POLICE	MEALS W THOMPSON ARCON INSTRUCTOR REFRESHER	\$68.00
WITMER PUBLIC SAFETY GROUP INC	401528	7/9/2026	FIRE	FIRE - WITMER - DUTY BOOTS	\$4,223.64
				FIRE - WITMER - HELMET CHINSTRAPS	\$251.42
WSCFF EMPLOYEE BENEFIT TRUST DBA IAFF MERP	123433	7/9/2026	ADMSVC	Payroll Run 1 - Warrant 070926	\$5,300.00
ZACH THOMAS	123460	7/9/2026	POLICE	MEALS Z THOMAS ARCON INSTRUCTOR REFRESHER	\$68.00
ZIEGLER BUILDING CENTER	123554	7/9/2026	WATER	BPO-PW-WD OPERATING/CONSTRUCTION SUPPLIES	\$7.80
Total					\$1,941,655.23



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2026-35	AGENDA NO. VI. C. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) As a result of the construction of a new multi-family housing complex located on the north side of Airway Avenue between Thain Road and 12th Street, North Star Development, LLC was required to construct frontage improvements along their Airway Avenue frontage. Frontage improvements, including curb, gutter, sidewalk, and stormwater infiltration were designed by the applicant's engineer. Because the proposed public improvements will not fit in the existing 20' right-of-way, the applicant is required to dedicate property for Public Right-of-Way to encompass the required improvements.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) Acceptance of this public right-of-way dedication will have an impact on Public Works' staff and budgets due to the required future maintenance of the associated public roadway improvements and utility infrastructure.	
ACTION PROPOSED Public Works' staff recommend that the Lewiston City Council accept the proposed public right-of-way dedication by approving Resolution 2026-35.	

(Above space for Recorder's use)

RESOLUTION 2026-35

A RESOLUTION ACCEPTING A DEDICATION OF RIGHT-OF-WAY FROM NORTH STAR DEVELOPMENT, LLC TO THE CITY OF LEWISTON

WHEREAS, North Star Development, LLC, an Idaho limited liability company, desires to dedicate to the City of Lewiston real property located on the north side of Airway Avenue between Thain Road and 12th Street in Lewiston, Idaho for public right-of-way purposes; and

WHEREAS, the City of Lewiston wishes to accept such dedication of land from North Star Development, LLC.

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

SECTION 1: The Dedication from North Star Development, LLC. (Grantor) to the City of Lewiston, Idaho (Grantee) is hereby accepted, and a copy of such Dedication is attached hereto and incorporated herein as Exhibit 1.

SECTION 2: The City Clerk is hereby authorized and directed to record this Resolution 2026-35 and the original Dedication with the Nez Perce County Recorder.

SECTION 3: This resolution shall become effective upon its passage.

Intentionally left blank – Signature page to follow

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

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

Notary Public for the State of Idaho
Commission Expires _____

EXHIBIT 1
to
Resolution 2026-35

(Above space for Recorder's use)

DEDICATION

This dedication is made by North Star Development, LLC, an Idaho limited liability company (Grantor), to the City of Lewiston, an Idaho municipal corporation (Grantee). Grantor hereby dedicates, grants, conveys, and provides to public use for public right-of-way, roadway, utility, and any other public purpose, its interest in the property described in Exhibit A, attached hereto and incorporated herein, to the City of Lewiston, Idaho. An illustration of said dedicated property is attached hereto and incorporated herein as Exhibit B.

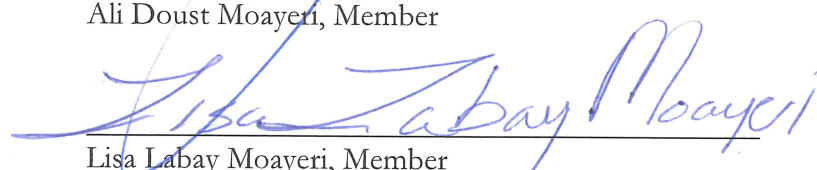
IN WITNESS WHEREOF, Grantor has executed this dedication on the day and year written below.

DATED this 27 day of APRIL 2026.

NORTH STAR DEVELOPMENT, LLC



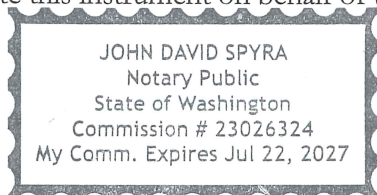
Ali Doust Moayeri, Member



Lisa Labay Moayeri, Member

STATE OF Washington)
) ss.
County of King)

On this 27th day of April 2026, before me, a Notary Public, personally appeared Ali Doust Moayeri, known or identified to me as a Member of North Star Development, LLC, and stated she has the authority to execute this instrument on behalf of North Star Development, LLC, and did execute this instrument on behalf of the same.



John David Spyra
Notary Public for the State of Washington
Commission Expires 07/22/2027

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____ 2026, before me, a Notary Public, personally appeared Lisa Labay Moayeri, known or identified to me as a Member of North Star Development, LLC, and stated she has the authority to execute this instrument on behalf of North Star Development, LLC, and did execute this instrument on behalf of the same.

Notary Public for the State of _____
Commission Expires _____

(Above space for Recorder's use)

DEDICATION

This dedication is made by North Star Development, LLC, an Idaho limited liability company (Grantor), to the City of Lewiston, an Idaho municipal corporation (Grantee). Grantor hereby dedicates, grants, conveys, and provides to public use for public right-of-way, roadway, utility, and any other public purpose, its interest in the property described in Exhibit A, attached hereto and incorporated herein, to the City of Lewiston, Idaho. An illustration of said dedicated property is attached hereto and incorporated herein as Exhibit B.

IN WITNESS WHEREOF, Grantor has executed this dedication on the day and year written below.

DATED this 5th day of May 2026.

NORTH STAR DEVELOPMENT, LLC

P/A

Ali Doust Moayeri, Member

Lisa Labay Moayeri

Lisa Labay Moayeri, Member

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____ 2026, before me, a Notary Public, personally appeared Ali Doust Moayeri, known or identified to me as a Member of North Star Development, LLC, and stated she has the authority to execute this instrument on behalf of North Star Development, LLC, and did execute this instrument on behalf of the same.

Notary Public for the State of _____
Commission Expires _____

STATE OF WA)
) ss.
County of King)

On this 5th day of May 2026, before me, a Notary Public, personally appeared Lisa Labay Moayeri, known or identified to me as a Member of North Star Development, LLC, and stated she has the authority to execute this instrument on behalf of North Star Development, LLC, and did execute this instrument on behalf of the same.



Kh Lee
Notary Public for the State of WA
Commission Expires 5-20-2029

EXHIBIT A - LEGAL DESCRIPTION

DEDICATION DESCRIPTION

DESCRIPTION OF A 15-FOOT-WIDE DEDICATION LOCATED IN LOT 1 BLOCK 16 OF LEWISTON ORCHARDS TRACT NO. 1 TO THE CITY OF LEWISTON SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGES WEST, BOISE MERIDIAN, CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY (ROW) LINE OF AIRWAY AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 714143, RECORDS OF NEZ PERCE COUNTY, IDAHO;

THENCE LEAVING SAID NORTHERLY ROW LINE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL, NORTH 01°07'11" EAST A DISTANCE OF 15.00 FEET;

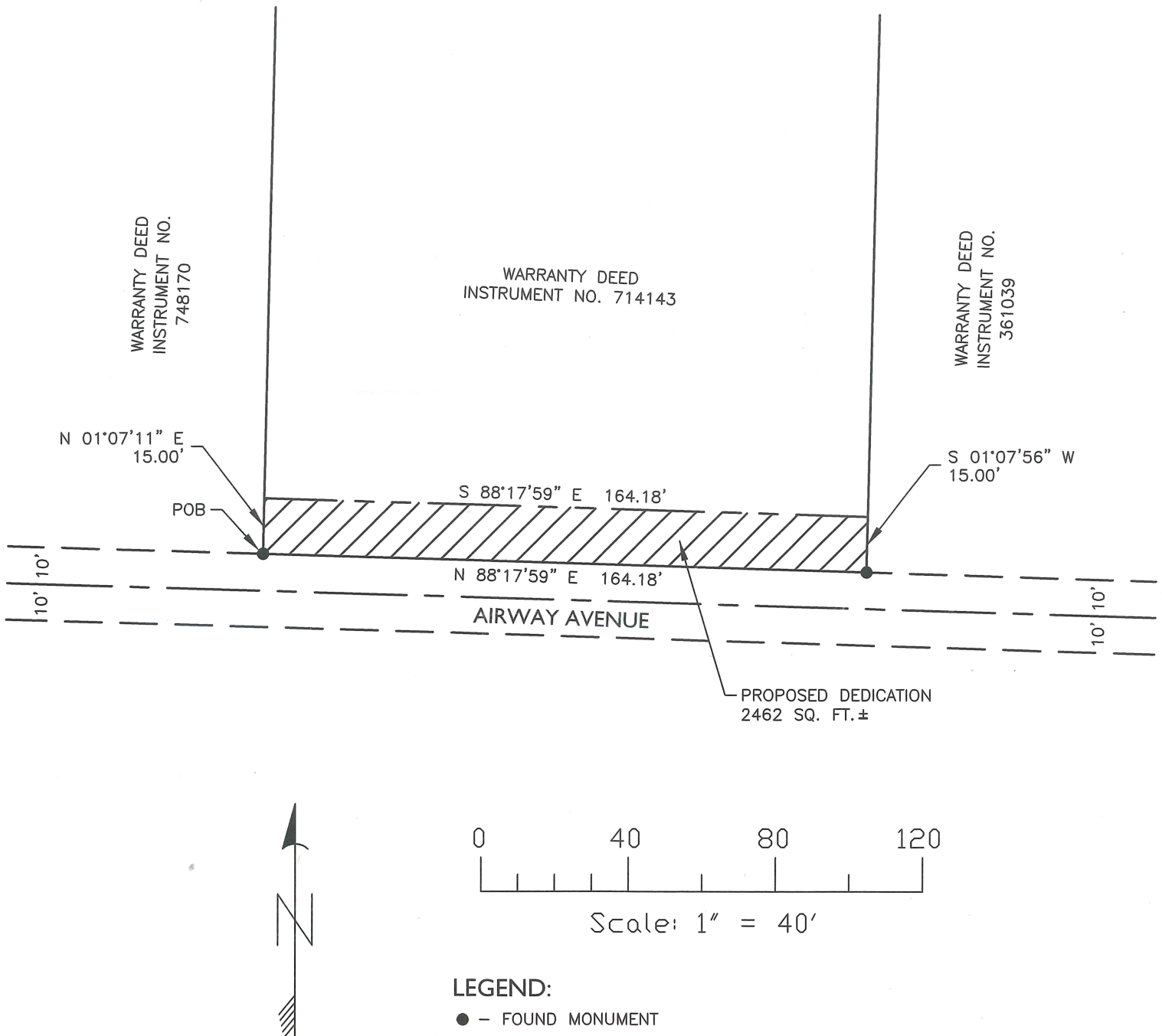
THENCE LEAVING SAID WEST LINE, SOUTH 88°17'59" EAST A DISTANCE OF 164.18 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 01°07'56" WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHERLY ROW LINE OF SAID AIRWAY AVEUNE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG SAID NORTHERLY ROW LINE, NORTH 88°17'59" WEST A DISTANCE OF 164.18 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT B - DEPICTION OF DEDICATION

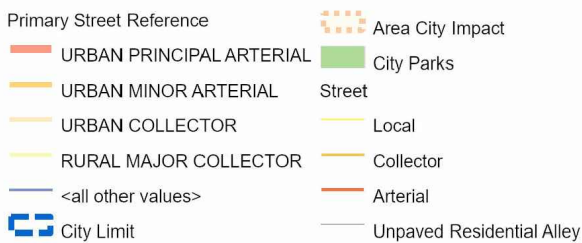
DEDICATION EXHIBIT SECTION 16, TOWNSHIP 35 N, RANGE 5 W, B.M. CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO



City of Lewiston

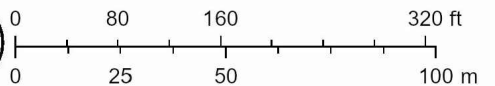


3/19/2026, 10:22:24 AM



Vantor

1:1,800





CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2026-36	AGENDA NO. VI. D. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) Federal Plastics was required to install an additional fire hydrant and water main loop at their 2512 7th Avenue North site during the construction of their new facility. Because the hydrant and the water main are part of the public water system, the owners, L Square Properties, LLC, will need to grant a public utility easement for the new water system infrastructure.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) Acceptance of this Public Water Utility and Access Easement will have an impact on Public Works' staff and budgets due to the required future maintenance of the associated public infrastructure.	
ACTION PROPOSED Public Works' staff recommend that the Lewiston City Council accept the proposed Public Water Utility and Access Easement by approving Resolution 2026-36.	

RESOLUTION 2026-36

**A RESOLUTION ACCEPTING A PUBLIC WATER UTILITY AND ACCESS EASEMENT
FROM L SQUARE PROPERTIES LLC TO THE CITY OF LEWISTON**

WHEREAS, L Square Properties LLC, a Minnesota limited liability company, agrees to grant a permanent public water utility and access easement, in which to install and maintain public water utilities and to allow for the installation and maintenance of said utility, as described in Exhibit 1.

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

SECTION 1: A Public Water Utility and Access Easement from L Square Properties LLC, a Minnesota limited liability company, as Grantor, is hereby accepted by the City of Lewiston, as Grantee. A copy of said easement is attached hereto and incorporated herein as Exhibit 1.

SECTION 2: The Mayor and City Clerk are hereby authorized to execute and attest, respectively, said easement from L Square Properties LLC.

SECTION 3: The City Clerk is hereby authorized and directed to record this Resolution 2026-36 and the original Public Water Utility and Access Easement with the Nez Perce County Recorder.

SECTION 4: This Resolution shall become effective upon its passage.

Signature page to follow

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

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

Notary Public of the State of Idaho
Commission Expires _____

EXHIBIT 1
to
Resolution 2026-36

PUBLIC WATER UTILITY AND ACCESS EASEMENT

THIS PUBLIC WATER UTILITY AND ACCESS EASEMENT (hereinafter "Easement") is granted by L Square Properties LLC, a Minnesota limited liability company, whose address is 2480 7th Avenue East, North St. Paul, Minnesota 55109 ("Grantor"), to the CITY OF LEWISTON, an Idaho municipal corporation, whose address is 1134 F St, Lewiston, ID 83501 ("Grantee").

WHEREAS, Grantor holds legal title to the real property legally described on Exhibit A, attached to, and incorporated herein by reference, located in the City of Lewiston, Nez Perce County, Idaho ("Grantor's Property"), and grants unto Grantee a non-exclusive permanent public water utility and access easement; and

WHEREAS, Grantee desires a non-exclusive permanent public water utility and access easement on Grantor's Property in which to access and maintain public water utilities and to allow for the access and maintenance of said utility;

NOW, THEREFORE, for and in consideration of the mutual covenants, representations and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, and its agents, successors and assigns the following:

1. A non-exclusive permanent public utility easement for public water utilities and access purposes, including, but not limited to, vehicular and pedestrian access for the installation, maintenance, repair, access, and replacement of public water utilities and access over, through, along, and under Grantor's Property and legally described in Exhibit B, attached hereto and incorporated herein ("Easement Area"). An illustration of said Easement Area is attached hereto and incorporated herein as Exhibit C.
2. Grantor, its agents, transferees, successors, and assigns reserves the right to improve said Easement Area as long as such improvement shall not unreasonably interfere with the construction, operation, maintenance, repair and reconstruction of the public water utility or access thereto. Grantor agrees that it and its heirs, successors, or assigns shall not build or place any encroachment thereon which will unreasonably interfere with the rights of Grantee.
3. Grantee, its agents, transferees, successors, and assigns shall have the right to perform any maintenance it deems necessary or wishes to exercise in connection with the aforesaid public water utility and access (including, but not limited thereto, the right to make necessary repairs, alterations, removals, or replacement thereof). Upon exercising these rights, Grantee shall restore the property to its prior condition.
4. Grantee is granted the aforementioned rights, together with the rights and privileges of ingress and egress to and from Grantor's Property for the above stated purposes.

5. This Easement together with the accompanying Exhibits, constitutes the entire agreement among the parties and supersedes all prior agreements. If any part of this Easement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Easement so long as the remainder of the Easement is reasonably capable of completion.
6. It is expressly intended that the rights, burdens, and restrictions contained in this Easement shall run with the land and shall forever bind Grantor and Grantee, their heirs, and assigns.

IN WITNESS WHEREOF, Grantor has executed the foregoing instrument on the day and year written below.

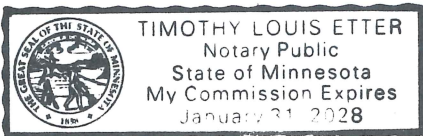
DATED this 11 day of May 2026.

L SQUARE PROPERTIES LLC

K. S. Fuller
KEVIN FULLER, PRESIDENT

STATE OF MN)
) ss.
County of Ramsey)

On this 11 day of May 2026, before me, a Notary Public, personally appeared KEVIN FULLER, known or identified to me as the President of L SQUARE PROPERTIES LLC, and stated he has the authority to execute this instrument on behalf of L SQUARE PROPERTIES LLC, and did execute this instrument on behalf of the same.



Timothy Louis Etter
Notary Public for Ramsey County Minnesota
Commission Expires 31 Jan 2028

IN WITNESS WHEREOF, Grantee has executed the foregoing instrument on the day and year written below.

DATED this _____ day of _____ 2026.

CITY OF LEWISTON

Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

On this _____ day of _____ 2026, before me, a Notary Public, personally appeared DANIEL G. JOHNSON and TANYA M. BROCKE, known or identified to me as the Mayor and City Clerk, respectively, of the CITY OF LEWISTON, an Idaho municipal corporation, whose names are subscribed to the forgoing instrument, and did execute this instrument on behalf of the CITY OF LEWISTON.

Notary Public for Idaho
Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

North Lewiston Business Park – Lot 2

A Parcel of land, located in the North Lewiston Business Park, within the NW Quarter of Section 32, T.36N., R.5W., Boise Meridian, Nez Perce County, Lewiston, Idaho, more particularly described as follows:

Commencing at the Street Centerline intersection of 7th Avenue North and 28th Street North and thence S1°07'49"W 25.00 feet along the centerline of said 28th Street North; thence N88°55'10"W 30.00 feet to a point on the southerly right-of-way line of said 7th Avenue North; thence continuing along said right-of-way line N88°55'10"W 820.76 feet to the TRUE POINT OF BEGINNING for this description.

thence continuing along said 7th Avenue North N88°55'10"W 50.00 feet to the northwesterly corner of said North Lewiston Business Park;

thence continuing along the westerly boundary line of said North Lewiston Business Park S1°12'14"W 698.43 feet to the southwesterly corner of said North Lewiston Business Park;

thence continuing along the southerly boundary line of said North Lewiston Business Park S88°15'34"E 311.59 feet;

thence N1°08'17"E 380.00 feet; thence

N88°14'28"W 261.16 feet;

thence N1°12'14"E 318.93 feet to a point on the southerly right-of-way line and the TRUE POINT OF BEGINNING for this description.

Said Parcel contains 3.08 acres, more or less.

EXHIBIT "B"
LEGAL DESCRIPTION OF EASEMENT AREA

North Lewiston Business Park – Lot 2 Watermain Easement

A tract of land, located in the North Lewiston Business Park, within the NW Quarter of Section 32, T.36N., R.5W., Boise Meridian, Nez Perce County, Lewiston, Idaho, more particularly described as follows:

Commencing at the Northwest Corner of Lot 2 of said North Lewiston Business Park, being the TRUE POINT OF BEGINNING for this description.

thence continuing along the southerly right-of-way line of 7th Avenue North
S88°55'10"E 40.00 feet;

thence S1°12'14"W 164.19 feet;

thence S88°47'46"E 10.00 feet to a point on the westerly Lot line of Lot 3, Block 1
of said North Lewiston Business Park;

thence continuing along said Lot line S1°12'14"W 20.00 feet;

thence N88°47'46"W 10.00 feet;

thence S1°12'14"W 132.64 feet to a point on the northerly boundary line of the
existing 20 foot wide Public Utility Easement, Instrument No. 921218;

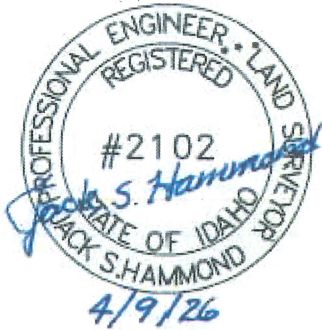
thence continuing along said Easement line N77°02'34"W 40.86 feet;

thence continuing along said boundary line N1°12'14"E 308.42 feet to the TRUE
POINT OF BEGINNING for this description.

EXHIBIT C

**DEPICTION OF
EASEMENT AREA**

7TH AVENUE NORTH



S88° 55' 10"E
 40.00'
 TPOB

Existing 10' wide Public
 Sidewalk, Utility and
 Stormwater Easement
 Inst. No. 921218

N1° 12' 14"E 308.42'

S88° 47' 46"E
 10.00'

Lot 3, Block 1
 North Lewiston
 Business Park

S1° 12' 14"W
 20.00'

N88° 47' 46"W
 10.00'

Existing 10' Wide Public
 Utility Easement
 Inst. No. 921218

SS

Existing 20' Wide Public
 Sanitary Sewer Easement
 Instr. No. 919469

40.86'
 N77° 02' 34"W

Existing 20' Wide Public
 Utility Easement
 Inst. No. 921218

SS

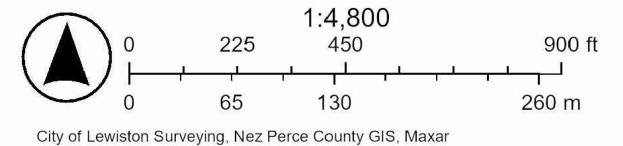
W

Lot 2, Block 1
 North Lewiston
 Business Park

City of Lewiston



2/18/2025, 1:39:26 PM





CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2026-37	AGENDA NO. VI. E. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) Axxess Storage was required to install additional fire hydrants and water mains to service them at their 1127 Warner Avenue site during the construction of their new storage facility. Because the hydrants and the water main are part of the public water system, the owner, Merrell Enterprises 11, LLC, will need to grant a public utility easement for the new water system infrastructure.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) Acceptance of this Public Water Utility and Access Easement will have an impact on Public Works' staff and budgets due to the required future maintenance of the associated public infrastructure.	
ACTION PROPOSED Public Works' staff recommend that the Lewiston City Council accept the proposed Public Water Utility and Access Easement by approving Resolution 2026-37.	

RESOLUTION 2026-37

**A RESOLUTION ACCEPTING A PUBLIC WATER UTILITY AND ACCESS EASEMENT
FROM MERRELL ENTERPRISES 11, LLC TO THE CITY OF LEWISTON**

WHEREAS, Merrell Enterprises 11, LLC, an Idaho limited liability company, agrees to grant a permanent easement for public water utility and access purposes, in which to install and maintain public water utilities and to allow for the installation and maintenance of said utility, as described in Exhibit 1.

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

SECTION 1: A Public Water Utility and Access Easement from Merrell Enterprises 11, LLC, an Idaho limited liability company, as Grantor, is hereby accepted by the City of Lewiston, as Grantee. A copy of said easement is attached hereto and incorporated herein as Exhibit 1.

SECTION 2: The Mayor and City Clerk are hereby authorized to execute and attest, respectively, said easement from Merrell Enterprises 11, LLC.

SECTION 3: The City Clerk is hereby authorized and directed to record this Resolution 2026-37 and the original Public Water Utility and Access Easement with the Nez Perce County Recorder.

SECTION 4: This Resolution shall become effective upon its passage.

Signature page to follow

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

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

Notary Public of the State of Idaho
Commission Expires _____

EXHIBIT 1
to
Resolution 2026-37

(Above space for Recorder's use)

PUBLIC WATER UTILITY AND ACCESS EASEMENT

THIS PUBLIC WATER UTILITY AND ACCESS EASEMENT (hereinafter "Easement") is granted by MERRELL ENTERPRISES 11, LLC, an Idaho limited liability company, whose address is 1221 Crane Creek Rd, Potlatch, ID 83855 ("Grantor"), to the CITY OF LEWISTON, an Idaho municipal corporation, whose address is 1134 F St, Lewiston, ID 83501 ("Grantee").

WHEREAS, Grantor holds legal title to the real property legally described on Exhibit A, attached to, and incorporated herein by reference, located in the City of Lewiston, Nez Perce County, Idaho ("Grantor's Property"), and grants unto Grantee a non-exclusive permanent public water utility and access easement; and

WHEREAS, Grantee desires a non-exclusive permanent public water utility and access easement on Grantor's Property in which to access and maintain public water utilities and to allow for the access and maintenance of said utility;

NOW, THEREFORE, for and in consideration of the mutual covenants, representations and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, and its agents, successors and assigns the following:

1. A non-exclusive permanent public utility easement for public water utilities and access purposes, including, but not limited to, vehicular and pedestrian access for the installation, maintenance, repair, access, and replacement of public water utilities and access over, through, along, and under Grantor's Property and legally described in Exhibit B, attached hereto and incorporated herein ("Easement Area"). An illustration of said Easement Area is attached hereto and incorporated herein as Exhibit C.
2. Grantor, its agents, transferees, successors, and assigns reserves the right to improve said Easement Area as long as such improvement shall not unreasonably interfere with the construction, operation, maintenance, repair and reconstruction of the public water utility or access thereto. Grantor agrees that it and its heirs, successors, or assigns shall not build or place any encroachment thereon which will unreasonably interfere with the rights of Grantee.
3. Grantee, its agents, transferees, successors, and assigns shall have the right to perform any maintenance it deems necessary or wishes to exercise in connection with the aforesaid public water utility and access (including, but not limited thereto, the right to make necessary repairs, alterations, removals, or replacement thereof). Upon exercising these rights, Grantee shall restore the property to its prior condition.
4. Grantee is granted the aforementioned rights, together with the rights and privileges of ingress and egress to and from Grantor's Property for the above stated purposes.

5. This Easement together with the accompanying Exhibits, constitutes the entire agreement among the parties and supersedes all prior agreements. If any part of this Easement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Easement so long as the remainder of the Easement is reasonably capable of completion.
6. It is expressly intended that the rights, burdens, and restrictions contained in this Easement shall run with the land and shall forever bind Grantor and Grantee, their heirs, and assigns.

IN WITNESS WHEREOF, Grantor has executed the foregoing instrument on the day and year written below.

DATED this 15th day of May 2026.

MERRELL ENTERPRISES 11, LLC



CODY M. MERRELL, GOVERNOR

STATE OF IDAHO)
County of Latah) ss.

On this 15 day of May 2026, before me, a Notary Public, personally appeared CODY M. MERRELL, known or identified to me as the Governor of MERRELL ENTERPRISES 11, LLC, and stated he has the authority to execute this instrument on behalf of MERRELL ENTERPRISES 11, LLC, and did execute this instrument on behalf of MERRELL ENTERPRISES 11, LLC.




Notary Public for State of Idaho
Commission Expires 6-10-2030

IN WITNESS WHEREOF, Grantee has executed the foregoing instrument on the day and year written below.

DATED this _____ day of _____ 2026.

CITY OF LEWISTON

Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

On this _____ day of _____ 2026, before me, a Notary Public, personally appeared DANIEL G. JOHNSON and TANYA M. BROCKE, known or identified to me as the Mayor and City Clerk, respectively, of the CITY OF LEWISTON, an Idaho municipal corporation, whose names are subscribed to the forgoing instrument, and did execute this instrument on behalf of the CITY OF LEWISTON.

Notary Public for _____
Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

A parcel of real property located in the City of Lewiston, Nez Perce County, Idaho legally described as:

Lot 7, Block 153, Lewiston Orchards Tract No. 19, to the City of Lewiston, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent streets and alleys, together with the vacated alley. Together with that portion of the vacated alley lying adjacent to Lot 7 as vacated by Resolution No. 2004-08-099, recorded as Instrument No. 708013, which attaches by operation of law.

EXHIBIT "B"
LEGAL DESCRIPTION OF EASEMENT AREA

A 20.00' wide water line easement located in the Southeast Quarter of the Southwest Quarter of Section 9, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, described as follows

Commencing at the centerline intersection of 11th Street and Warner Avenue, Thence along the centerline of Warner Avenue S88°31'12"E, 659.19 feet; Thence leaving said centerline, N01°02'32"E, 30.00 feet to a point on the north right-of-way line of Warner Avenue, the southwest corner of Lot 7 of Block 153 of vacated Map of Lewiston Orchards Tract 19, Book 1 of Dedications, pages 8-12, Cabinet I 46A, Nez Perce County Records, and the southwest corner of a parcel of land described in Warranty Deed, Instrument #918698, Nez Perce County Records, Thence along said north right-of-way line and along the south line of said lot and said parcel, S88°31'12"E, 234.51 feet to the Point of Beginning:

Thence leaving said common line, N01°02'32"E, 352.22 feet;
Thence N88°57'28"W, 199.50 feet;
Thence N01°02'32"E, 4.50 feet;
Thence N88°57'28"W, 35.00 feet to the west line of Lot Seven and of the parcel described in Special Warranty Deed, Instrument #918698;
Thence along said common west line, N01°02'32"E, 20.00 feet;
Thence leaving said line, S88°57'28"E, 55.00 feet;
Thence S01°02'32"W, 4.50 feet;
Thence S88°57'28"E, 179.50 feet;
Thence N01°02'32"E, 4.50 feet;
Thence S88°57'28"E, 14.00 feet;
Thence N01°02'32"E, 10.00 feet;
Thence S88°57'28"E, 80.93 feet to the east line of Lot Seven and of the parcel described in Special Warranty Deed, Instrument #918698;
Thence along said common east line, S01°07'43"W, 20.00 feet;
Thence leaving said line, N88°57'28"W, 60.89 feet;
Thence S01°02'32"W, 10.00 feet;
Thence N88°57'28"W, 14.00 feet;
Thence S01°02'32"W, 356.87 feet to a point on the north right-of-way line of Warner Avenue, the south line of Lot 7 and the south line of the parcel described in Warranty Deed, Instrument #918698;
Thence along said common line, N88°31'12"W, 20.00 feet to the Point of Beginning

Easement contains 14,018 square feet, more or less.

EXHIBIT C

**DEPICTION OF
EASEMENT AREA**

City of Lewiston



4/20/2026, 3:48:16 PM

Primary Street Reference

- URBAN PRINCIPAL ARTERIAL
- URBAN MINOR ARTERIAL
- URBAN COLLECTOR
- RURAL MAJOR COLLECTOR

- <all other values>
- City Limit
- Area City Impact
- Parks

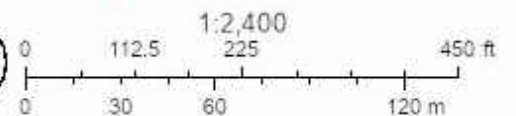
- ROW
- Street
- Local
- Collector
- Arterial

- Unpaved Residential Alley
- Paved Residential Alley
- Paved Business District Alley
- Alley

- Minor Arterial
- Residential Collector
- Address
- adSites



Microsoft, Vantor



July 15, 2026

Lewiston Mayor Dan Johnson
Lewiston City Council
1134 F Street
Lewiston, ID 83501

Re: Port of Lewiston Nomination for Representation to Urban Renewal Agency Board

Dear Mayor Johnson and Council Members:

The Port of Lewiston Commission recently discussed during their regular meeting the assignments of individual Commission members as the Port of Lewiston representatives to various committees, effective August 1, 2026.

In compliance with Section C of the Bylaws of the Urban Renewal Agency of the City of Lewiston, Idaho, this letter serves as the formal notice of nomination to the Urban Renewal Agency Board of Commissioner Denise Metz, with Commissioner Joe Anderson serving as an alternate his Commissioner Metz's absence.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SCOTT CORBITT', with a stylized flourish at the end.

Scott Corbitt, Executive Director
Port of Lewiston



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RFP-26-008 AWARD FOR FUEL SERVICES	AGENDA NO. VII. B. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) The City of Lewiston issued RFP-26-008 Fuel to procure fueling services for City vehicles, off-road equipment, and emergency generators. Two proposals were received, one of which was non-responsive. Coleman Oil Company, LLC submitted the sole responsive, qualified proposal. Under the proposed agreement, Coleman will provide 24-hour card lock refueling access, manage bulk deliveries to generators/off-road equipment, provide emergency fueling (with a 2-hour target response), and supply winter-blend additives effective to -20 degrees. The initial term runs from August 1, 2026, through September 30, 2027, with up to four (1)-year renewals contingent on annual budget appropriations. Fuel pricing is based on the OPIS daily rack average for Spokane plus government taxes and fees, and a fixed margin (in cents) per gallon. The proposal was evaluated on price, location accessibility, emergency contingencies, and technical compliance.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) Funding for fuel purchases is distributed across the operating budgets of various City departments and divisions that utilize vehicles and equipment (e.g., Police, Fire, Public Works, and Transit). Coleman Oil will honor the same price margins that are on the current agreement that expires July 31, 2026: \$0.0966/ gallon for unleaded and \$0.1050/ gallon for diesel, both at the pump and delivered through September 2028. However, fuel prices are rising and the total fuel price per gallon will fluctuate with market changes, as reflected in the OPIS gross daily rate at the Spokane Terminal. The agreement prohibits any additional charges (such as delivery costs, restocking fees, or credit card processing fees).	
ACTION PROPOSED Staff recommends that the City Council approve the Fuel Services Agreement (RFP-26-008) with Coleman Oil Company, LLC for the initial term of August 1, 2026, through September 30, 2027, with up to four (4) annual renewals, and authorize the Mayor to execute the agreement on behalf of the City.	

**AGREEMENT BETWEEN THE CITY OF LEWISTON
AND COLEMAN OIL COMPANY, LLC
FOR FUEL**

THIS FUEL SERVICES AGREEMENT (hereinafter “Agreement”) is entered into by and between City of Lewiston, an Idaho municipal corporation (“City”), and Coleman Oil Company, limited liability company, located at 335 Mill Rd. Lewiston, ID 83501 (“Vendor”). City and Vendor may also individually and collectively be referred to as “Party” or “Parties.”

WHEREAS, City desires to procure fuel for the City’s motor vehicles and equipment;

WHEREAS, City sought proposals from Vendors to provide fuel through “RFP-26-008 Fuel” (“RFP-26-008”) and Vendor submitted the most qualified proposal in response to RFP-26-008 (“Vendor’s Proposal”); and

WHEREAS, City wishes to enter into this Agreement with Vendor to provide fuel services in accordance with RFP-26-008 and Vendor’s Proposal.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed to and stipulated by and between City and Vendor as follows:

I.

CONTRACT DOCUMENTS

A. The Contract Documents consist of the following and shall govern in the following order in case of any conflict among them:

1. This Agreement and all exhibits hereto;
2. RFP-26-008 and all addenda issued in connection therewith; and
3. Vendor’s Proposal.

B. The Contract Documents listed in Section I.A are incorporated by reference into this Agreement.

C. There are no Contract Documents other than those listed above in Section I.A.

II.

DUTIES OF VENDOR

- A. IDAHO LICENSE: Vendor shall be licensed to transact business in the State of Idaho.
- B. CITY LICENSE: Vendor shall maintain a current and valid City of Lewiston business license.
- C. CONTRACTING AUTHORITY: Vendor warrants that the signatory to this Agreement has the authority to fully bind Vendor to enter into and be obligated to perform the duties set forth herein.
- D. INSURANCE: Vendor, at its sole expense, shall procure and maintain in full force and effect insurance in accordance with the requirements set forth in Exhibit A, attached hereto and incorporated herein.
- E. INDEMNIFICATION: Vendor shall defend, indemnify and hold harmless the City, its officers, employees, and agents (collectively "City") from and against any and all liability, claims, damages, costs, expenses, and actions, including reasonable attorney fees, caused by or that arise from the negligent or wrongful acts or omissions of Vendor, its employees, agents, or subcontractors (collectively "Vendor") under this Agreement that cause death or injury or damage to property or arising out of a failure to comply with this Agreement. Vendor shall have no defense or indemnification liability under this section for death, injury, or damage arising solely out of the negligence or misconduct of the City.
- This indemnification provision shall survive the expiration or termination of this Agreement and shall continue until all claims are finally adjudicated and fully and finally barred by applicable laws.
- F. NON-DISCRIMINATION: Vendor shall not refuse to hire any person because of such person's race, creed, sex, color, national origin, ancestry, religion, physical or mental disability, marital

or familial status, sexual orientation, or gender identity/expression, unless based on a bona fide occupational qualification.

G. FUEL SERVICES SPECIFICATIONS:

1. Vendor shall comply with all of the specifications set forth in RFP-26-008.
2. Vendor shall provide City fuel consisting of unleaded gasoline, all grades, diesel, delivered diesel, and winter additive for diesel as needed and in a timely manner in amounts as specified by City.
3. Vendor shall deliver fuel to City generator sites and off-road equipment as requested by City. Vendor shall also provide fueling services to City emergency vehicles working on extended emergencies, as requested by City. Vendor's delivery vehicles shall have fuel monitoring devices to accurately measure delivered quantities of fuel. Vendor shall supply City with the current Safety Data Sheet (SDS) for all fuel delivered. One (1) SDS is to accompany each fuel delivery to its destination.
4. Vendor shall make commercially reasonable efforts to respond to emergency fuel delivery requests as quickly as practicable under the circumstances. The City's target response time is two (2) hours from notification. Actual response times may vary depending on road conditions, fuel availability, terminal operations, weather conditions, and other factors beyond the Vendor's reasonable control. Vendor shall maintain a 24-hour emergency contact capable of initiating emergency fuel delivery services.
5. Vendor shall maintain a current 24-hour emergency contact for fuel delivery coordination. Vendor shall provide updated contact information to the City within five (5) business days of any change. Failure to maintain accurate emergency contact information may be considered a material breach of this Agreement.

6. Vendor shall provide refueling stations in which fuel shall be dispensed from card lock operated dispensing centers located, at a minimum, within the City of Lewiston. Fuel dispensing locations must be well-lit and accessible with sufficient fuel inventory to allow the City vehicles to refuel twenty-four (24) hours a day, year-round, have sufficient windshield cleaning supplies (including paper towels, water, and squeegee), and a refuse container. Fuel metering devices must be utilized to provide accurate delivery quantities. In the event of a power loss, Vendor must provide generator back up for fuel dispensing or personnel to manually account for fuel dispensed within one (1) hour of the power outage.

7. Vendor shall provide a fuel card for each City vehicle and a pin number for each City driver. Vendor shall provide fuel cards and pin numbers as needed for new City vehicles and employees and for replacements.

8. Vendor shall provide the following minimum transaction information on invoices: vehicle number, odometer/hours reading, driver (name or identifying number), date, location, fuel type, quantity, price per gallon, total cost of purchase, department/division, and miles per gallon.

If fuel delivered cannot be tied to the card system, invoices for delivered fuel must have all taxes and fees itemized and have notes on it to identify where fuel was delivered and to what equipment/generator/vehicle. If codes or abbreviations are used on invoices and/or reports, an explanation of codes and abbreviations must be provided to City. At a minimum, Vendor must provide invoices to City on a monthly basis. More frequent invoices are acceptable, although Vendor must submit invoices that close at the end of each month.

9. Vendor must also provide City with quarterly fuel use reports and annual use reports.

10. From November to March of each year, Vendor shall provide Diesel #2 that is

blended or modified with additives to prevent gelling effective to minus twenty (-20) degrees Fahrenheit.

11. City may test Vendor's fuels, as it deems necessary or proper, at any time and in its sole discretion, to determine the acceptability of the fuels. Failure of Vendor to cooperate fully with testing shall be deemed a ground for termination of this Agreement. Vendor shall pay for up to four (4) tests per year, if demanded by the City, either outright or deducted from the payment due on City's fuel bill, as the City requests.

12. Any product brand changed from those originally provided under this agreement must be approved by the City.

13. Vendor shall provide unleaded fuel to City of the same quality and type as supplied locally to other fuel Vendors serving the general public. Vendor shall comply with Federal (EPA) regulations limited lead (0.05 g Pb/gal max.) and phosphorus (0.005 g/gal max.) in gasolines to be used in 1975 and later model cars equipped with catalytic exhaust emission control devices.

14. Vendor shall provide to City diesel fuel #2, a regular grade ASTM No. 2-D fuel, for City trucks, buses, tractors, and other medium and high-speed diesel-powered equipment. Such diesel fuel #2 shall be of the same quality and type as supplied locally to other fuel Vendors serving the general public. Vendor must blend such diesel fuel #2 to prevent congealing of diesel fuel in low temperature conditions. Alternatively, Vendor may use additives in lieu of blending. Any such additive must be effective to minus twenty degrees Fahrenheit (-20°F). Vendor shall provide the manufacturer's specifications and performance data to City upon request.

H. PRICE PROTECTION: Subject to Section II.J (Price Adjustments) of this Agreement, Vendor's prices shall remain firm for the Initial Term and each Renewal Term of this Agreement.

I. NO ADDITIONAL CHARGES: No additional charges by Vendor shall be allowed, including, but not limited to, delivery costs, restocking fees, handling charges, or processing fees associated with the use of credit cards.

J. PRICE ADJUSTMENTS: Vendor may request price adjustments only as follows:

1. Except for the period between August 1, 2026, and September 30, 2028, the Vendor may request price increases for an upcoming Renewal Term by providing written notice to the City at least ninety (90) calendar days prior to that annual renewal.

2. Vendor may request price adjustments during the third Renewal Term based on market conditions, changes in laws or regulations, or other unforeseen circumstances. City shall have thirty (30) calendar days from the date of receiving Vendor's request to consider such request.

Vendor shall submit a request for price adjustments to City in accordance with Section IV.C (Notices) of this Agreement. Vendor shall submit documentation supporting its request for price adjustments, including a detailed breakdown of Vendor's costs. The approval of any price adjustments shall be at the sole discretion of the City and, if granted, shall not produce a higher profit margin for Vendor than what was established by the Vendor's original pricing. Vendor shall not be relieved of supply and performance requirements during or after price adjustment requests, regardless of request outcome.

K. PRIORITY OF SUPPLY: In the event that City determines there is a fuel shortage for any reason (including, without limitation, a back order situation, an event of force majeure, or a regulatory change) and Vendor is unable to fully meet the demands of City and Vendor's other customers (whether paying or non-paying) for fuel products, then Vendor shall make City a priority customer for receiving fuel for critical City services to preserve the health, safety, and welfare of the public. Critical

City services shall mean emergency medical services (EMS), fire, law enforcement, Public Works, and transit.

L. SPILL RESPONSIBILITY: Vendor is solely responsible for any and all spills, leaks, or releases that occur as a result of, or are contributed to by, the actions of Vendor's agents, employees, or subcontractors. Vendor shall take all measures required by law to prevent a fuel spill, including, without limitation, any spilling, leaking, pumping, pouring, emitting, emptying, or dumping into or onto any land or water. In the event of a fuel spill, leak, or release, Vendor shall be responsible for the required notifications, containment, clean up, and disposal of the oil spilled. If Vendor fails or refuses to take the appropriate and timely containment, clean up, and disposal actions, City may do so and Vendor shall reimburse City for all expenses incurred, including fines levied by appropriate agencies of the federal, state, or local governments.

M. AUDITS: City reserves the right to audit, or have a designated third party audit, applicable records to ensure that the City has been properly invoiced. The cost of the audit shall be at City's expense unless errors are found that resulted in overcharging City. If errors unfavorable to City are discovered, Vendor shall promptly correct the error and, within sixty (60) days of the discovery of the error, reimburse City for any overcharges going back to the point that the error first occurred and for the costs of the audit.

N. WARRANTIES: Vendor warrants that all materials, supplies, services and/or equipment provided pursuant to this Agreement shall be fit for the purpose(s) for which intended, for merchantability, and shall conform to the requirements and specifications herein. Acceptance of any materials, supplies, service and/or equipment, and inspection incidental thereto by City shall not alter or affect the obligations of Vendor or the rights of City. If due to either bad quality fuel or an incorrect fuel mix, Vendor shall assume all liability for cleaning all tanks, replacing fuel in said tanks, and any damage incurred to City vehicles or equipment, including towing.

III.

DUTIES OF CITY

A. VENDOR COMPENSATION:

1. Pricing Formula: The City shall pay the Vendor based on the following formula: The Oil Price Information Services (OPIS) Daily Contract Gross Average rack price for the Spokane, Washington terminal, plus all taxes and fees imposed by governmental entities (excluding federal excise tax), plus the margin price per gallon.

2. Pricing Schedule:

- August 1, 2026 – September 30, 2027: Pricing will be determined by the formula above using the margins set forth below.
- October 1, 2027 – September 30, 2028: Pricing will remain identical to the previous period, subject to the City's appropriation of funds.
- Renewal Terms (After October 1, 2028): Pricing for each subsequent Renewal Term will be determined as set forth in the Vendor's proposal.

Margin price per gallon for Terms August 1, 2026, through September 30, 2028

Unleaded gasoline, all grades and types:	\$0.0966
Diesel, all types:	\$0.1050
Delivered diesel, all types:	\$0.1050

Margin price per gallon for each Renewal Term After October 1, 2028

Unleaded gasoline, all grades and types:	\$0.1758
Diesel, all types:	\$0.2061
Delivered diesel, all types:	\$0.3567

B. PAYMENT: Vendor shall submit invoices for payment to City on a weekly or monthly basis. If Vendor bills weekly, then Vendor shall also create a month-end invoice to include any days not previously billed. City shall pay Vendor for the amount set forth in such invoices within thirty (30) days of the date of receipt of an invoice from Vendor. City reserves the right to withhold payment without penalty until properly executed invoices, including verification documentation when necessary, have been submitted.

IV.

GENERAL PROVISIONS

A. TERM AND RENEWAL: The initial term of this Agreement shall be from August 1, 2026 through September 30, 2027 (“Initial Term”). Thereafter, this Agreement shall automatically renew for up to four (4) additional one (1)-year terms (each a “Renewal Term”), unless terminated as provided in Section IV.B below. Each Renewal Term shall commence on October 1 and shall terminate on September 30 of the following calendar year.

Vendor understands that City is strictly bound by Article VIII, § 3 of the Idaho Constitution, which prohibits City from incurring any indebtedness or liability, in any manner, beyond its current fiscal year, which is October 1 through September 30. The Initial Term and automatic renewal of this Agreement are wholly contingent upon the annual appropriation of funds for this Agreement. Said appropriation may be made solely at the option and discretion of City. In the event that City does not appropriate funds for this Agreement for the ensuing fiscal year, for any reason, City may terminate this Agreement without penalty. City shall give prompt written notice to Vendor, attesting to the non-appropriation of funds and the effective date of termination, and no financial obligations shall accrue after the effective date of said termination.

B. TERMINATION: The City may terminate this Agreement, with or without cause, upon sixty (60) days' written notice to Vendor. Notwithstanding, the following are grounds for immediate termination of the Agreement, in the sole discretion of City:

1. Inability or failure of Vendor to deliver fuel.
2. Delivery by Vendor of contaminated fuel.
3. Delivery by Vendor of any product that does not meet the requirements and specifications of this Agreement.
4. Failure of Vendor to provide necessary and complete documentation of a "pass through" price adjustment.
5. Failure of Vendor to provide notice and complete documentation of a "pass through" downward price adjustment.

C. NOTICES: All notices required to be given pursuant to this Agreement shall be in writing and shall be deemed delivered immediately if hand-delivered and forty-eight (48) hours after depositing the same in the U.S. mail, certified or registered, postage prepaid, addressed to the respective addresses set forth below:

City: Purchasing Division
City of Lewiston
1134 F Street
P.O. Box 617
Lewiston, Idaho 83501

Vendor: Aaron Stallcop
Coleman Oil Company, LLC
335 Mill Rd
Lewiston, ID 83501

D. CHOICE OF LAW: This Agreement shall be governed and interpreted in accordance with the laws of the State of Idaho, with venue for any action brought pursuant to this Agreement to be in the Second Judicial District, Nez Perce County, State of Idaho.

E. SEVERABILITY: In the event that any provision of this Agreement is found for any reason to be unenforceable, the remainder of this Agreement shall remain in full force and effect and shall be binding upon the Parties.

F. SURVIVAL: All covenants, conditions, indemnifications, and other elements in this Agreement that might involve performance subsequent to any termination or expiration of this Agreement or that cannot be reasonably ascertained or fully performed until after termination or expiration of this Agreement shall survive.

G. MODIFICATIONS: This Agreement may be modified or amended only by a writing duly executed by both Parties.

H. PERFORMANCE/WAIVER: The failure of a Party hereto to insist upon strict performance or observance of the terms of this Agreement shall not be a waiver of any breach of any terms or conditions of this Agreement by the other Party.

I. SUCCESSORS AND ASSIGNS: This Agreement may not be assigned in whole or in part by either of the Parties hereto without the prior express written consent of the other Party.

J. THIRD PARTY BENEFICIARIES: Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party. Nothing contained herein shall extend the liability of either Party beyond that provided by governing law.

K. ATTORNEY FEES: In the event a controversy, claim, or action arises between the Parties to this Agreement regarding the enforcement of its terms and conditions, or the breach of any of its provisions, the prevailing Party shall be entitled to recover from the other Party all costs and expenses incurred by the prevailing Party, including reasonable attorney fees, regardless of whether such controversy, claim, or action is prosecuted to judgment or appealed.

L. INDEPENDENT CONTRACTOR: The Parties agree that Vendor is an independent contractor, with no employment relationship with the City of Lewiston.

M. PUBLIC RECORDS: The Parties herein understand and acknowledge that this Agreement and its attachments are subject to the Idaho Public Records Act, I.C. §§ 74-101, *et seq.*, the Idaho Open Meetings Act, I.C. §§ 74-201, *et seq.*, and other applicable federal and state laws, and might be public records.

N. USE OF CITY NAME: Vendor shall not include the name, logo, or any identifying marks of City in any advertising, sales promotion, or other publicity matter.

O. FORCE MAJEURE: To the extent that either Party shall be wholly or partially prevented from the performance within the term specified of any obligation or duty placed on such Party by reason of or through strikes, labor disturbances or disputes, riots, acts of God, accidents, order of any court, failure of any required governmental approval, civil disorders, acts of war, material shortages, disease, or similar occurrence reasonably beyond the Party's control and not attributable to its neglect or nonfeasance, in such event, the time for the performance of such obligation or duty shall be suspended until such disability to perform is removed; provided, however, force majeure shall not excuse an obligation solely to pay funds.

P. COUNTERPARTS: This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

Q. MERGER AND INTEGRATION: This writing embodies the whole agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained in this Agreement. All previous and contemporaneous communications, representations, or agreements, either verbal or written, between the Parties are superseded by this Agreement.

R. NON-APPROPRIATION: Contractor understands that City is strictly bound by Article VIII, § 3 of the Idaho Constitution, which prohibits City from incurring any indebtedness or liability, in any manner, beyond its current fiscal year, which is October 1 through September 30. All automatic

renewals of this Agreement are wholly contingent upon the annual appropriation of funds for this Agreement. Said appropriations may be made solely at the option and discretion of the City. If City does not appropriate funds for this Agreement for an ensuing fiscal year, for any reason, City may terminate this Agreement without penalty.

S. The following provisions are required by the state of Idaho. The inclusion of these provisions in this Contract does not indicate the City's support or opposition to these provisions nor agreement by City that these clauses are relevant to the subject matter of this Contract. Rather, these provisions are included solely to comply with the laws of the state of Idaho:

1. Pursuant to Idaho Code § 67-2346, if this Contract is one hundred thousand dollars (\$100,000) or more and/or Contractor employs ten (10) or more persons, Contractor certifies that it is not currently engaged in, and will not for the duration of the Project engage in, a boycott of goods or services from Israel or territories under its control.
2. Pursuant to Idaho Code § 18-8703, Contractor certifies that it is not, and will not for the duration of this Contract become, an abortion provider or an affiliate of an abortion provider, as those terms are defined in the "No Public Funds for Abortion Act," Idaho Code §§ 18-8701 *et seq.*
3. Pursuant to Idaho Code § 67-2359, Contractor certifies that Contractor is not a company currently owned or operated by the government of China and will not for the duration of this Contract be owned or operated by the government of China. The terms "company" and "government of China" shall have the meanings ascribed to them in Idaho Code § 67-2359.
4. Pursuant to Idaho Code § 67-2802A, for contracts in excess of ten thousand dollars (\$10,000), Contractor certifies that Contractor does not maintain or provide

for Contractor's employees any segregated facility at any of Contractor's establishments, and that Contractor does not permit employees to perform their services at any location, under Contractor's control, where segregated facilities are maintained. Contractor certifies further that Contractor will not maintain or provide for employees any segregated facilities at Contractor's establishments, and Contractor will not permit employees to perform their services at any location under Contractor's control where segregated facilities are maintained.

5. Prohibition on Contracts with Companies Boycotting Certain Sectors: If this Agreement: (1) is to acquire goods or services; (2) has a value of One Hundred Thousand Dollars (\$100,000) or more that is to be paid wholly or partly from public funds; and (3) Consultant is a company with ten (10) or more full-time employees, then, pursuant to Idaho Code § 67-2347A, Consultant certifies that Consultant is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of any individual or company because the individual or company: (a)

engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d). The terms "boycott" and "company" shall have the meanings ascribed to them in Idaho Code § 67-2347A.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year written below.

DATED this _____ day of _____ 2026.

City of Lewiston

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya Brocke, City Clerk

Coleman Oil Company, LLC

By: _____
[Name and Title]

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

On this 14th day of July 2026, before me, a Notary Public, personally appeared -----
Ian M. Coleman <Vendor Representative>, known or identified to me as the
President <Representative's position> of Coleman Oil Company, LLC, and stated he or
she has the authority to execute this instrument on behalf of Coleman Oil Company, LLC, and did execute
this instrument on behalf of Coleman Oil Company, LLC.



Notary Public for <Idaho>

Commission Expires 7-26-27



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2026-39	AGENDA NO. VII. C. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) The City of Lewiston initiated the East Lewiston Network Analysis (ELNA) to address increasing transportation demands and connectivity gaps in the East Orchards area, driven by ongoing development and challenging topography. The transportation network lacks east-west connection. Following Council direction, the City issued RFQ-25-012 and selected Kittelson & Associates, Inc. to perform the analysis, with a negotiated contract of \$150,000 which was awarded by Council on July 14, 2025. The project was subsequently renamed to the East Lewiston Transportation Network Analysis (ELTNA). The ELTNA project developed a recommended transportation network concept focused on improving east-west connectivity between Thain Road/21st Street and Lapwai Road/Lindsay Creek Road, from E. Main Street to Powers Avenue, enhancing existing infrastructure, and planning for future growth. The primary focus of the analysis was to enable the reservation of right of way during the development process to accommodate the future traffic growth that is projected to occur from the project area. The analysis will also address pedestrian safety, transit options, aesthetics, and utilities to support a reliable and efficient system. The ELTNA has seen significant input from committees and the public: • STEERING COMMITTEE: A steering committee was formed to guide the process and their input largely directed the ELTNA. The steering committee consisted of representatives from the affected landowners/developers, County Staff and Commission, City Staff and Council, the School District, and Lewiston Orchard's Irrigation District. The committee met three times to help steer the direction of this analysis. • PUBLIC WORKS ADVISORY COMMISSION: PWAC participated in the process, asking questions and providing input. • CITY COUNCIL: Kittelson presented the plan to Council in an April 20th Special Meeting, using the opportunity to incorporate Council's feedback. • THE PUBLIC: The public was given the opportunity to review the ELTNA project at a public open house on May 12, at Lewiston High School, and provide comment.	

- **COMPREHENSIVE PLAN WORK PLAN COMMITTEE:** Staff presented the plan to the Comprehensive Plan Work Plan Committee on June 29. The committee expressed willingness to recommend Council incorporate the ELTNA into the Comprehensive Plan.
- **COUNTY COMMISSION:** Staff is scheduled to present the plan to the Nez Perce County Commissioners at their July 20 meeting.

Having gathered significant feedback and comment, Kittelson incorporated it into the ELTNA and completed the document. The plan now returns to Council for approval.

Attached to this agenda item are the ELTNA document and a memo from the City Planner detailing the alignment of the document with the Comprehensive Plan and supporting the adoption of the analysis.

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

Adoption of this plan is not anticipated to affect the budget.

ACTION PROPOSED

Staff is presenting the ELTNA for Council's review and approval.

RESOLUTION 2026-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, ADOPTING THE EAST LEWISTON TRANSPORTATION NETWORK ANALYSIS REPORT

WHEREAS, the City of Lewiston (City) is experiencing growth, specifically within northeast and eastern Lewiston, where approximately 1,400 acres of undeveloped land are being considered for future development as residential neighborhoods and commercial areas; and

WHEREAS, this future development is projected to potentially add up to 47,000 new daily vehicle trips to the local roadway network, which will significantly increase congestion on existing major thoroughfares such as Thain Road, Bryden Avenue, and 21st Street; and

WHEREAS, establishing a clear planning blueprint to identify and preserve rights-of-way for future arterial and collector roadways is necessary to ensure public safety, facilitate efficient emergency response and evacuation routes, minimize property impacts, and reduce long-term infrastructure costs; and

WHEREAS, the City initiated the East Lewiston Transportation Network Analysis (ELTNA) project to identify and prioritize future roadway alignments, including critical network connections such as Nez Perce Drive and Southridge Way; and

WHEREAS, the ELTNA was developed through a collaborative public involvement process involving a steering committee of area landowners, developers, City and Nez Perce County staff, City Councilors, a County Commissioner, public utility districts, the Lewiston School District, and broader public outreach via community open houses; and

WHEREAS, the final ELTNA report is complete and provides an effective blueprint for multi-modal transportation options, utility corridor preservation, and phased roadway development in response to growth; and

WHEREAS, successful long-range planning requires that the findings and recommended right-of-way preservation corridors of the ELTNA be formally incorporated into the City's foundational planning documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, AS FOLLOWS:

SECTION 1: The foregoing recitals are hereby incorporated into and made part of this resolution, including all defined terms therein.

SECTION 2: The City Council hereby adopts the ELTNA report as the official long-range transportation blueprint for the study area, a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

SECTION 3: This resolution shall become effective upon its passage.

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

EXHIBIT A
TO
RESOLUTION 2026-39



East Lewiston Transportation Network Analysis

June 2026



ABSTRACT

About 1,400 acres of undeveloped land will likely transition to residential neighborhoods over time. If fully developed, it could generate about 47,000 new daily trips on the local roadway network. Planning now for where these trips will go—and where future roads should be located—will help keep the network safe, efficient, and cost-effective. This plan identifies corridors for new arterial and collector roadways to be built over time as development occurs.

Prepared by
Kittelson & Associates, Inc

With support from
Welch Comer

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Appendix A: Plan and Policy Review

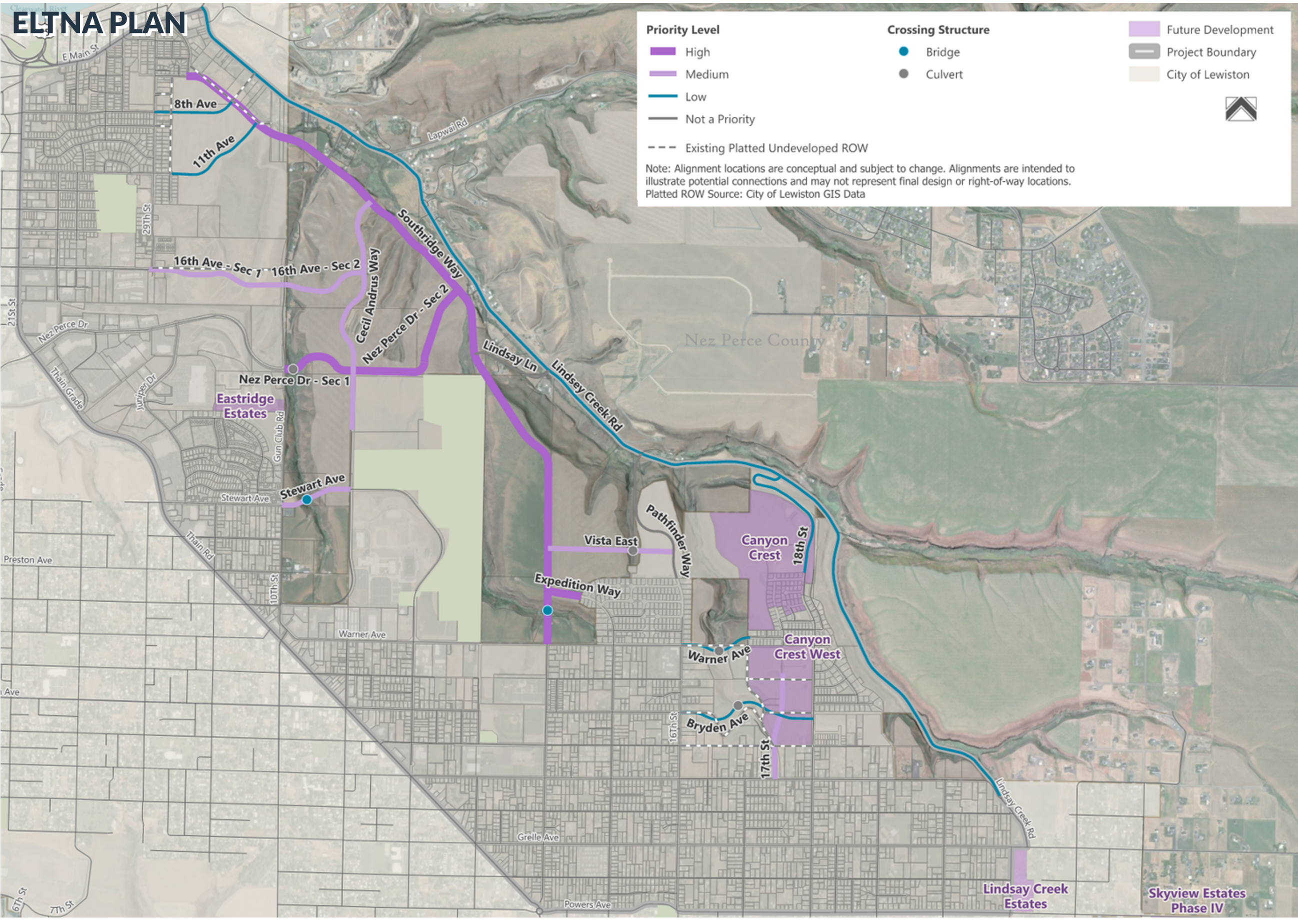
Appendix B: Tier 1 Evaluation

Appendix C: Traffic Analysis

Appendix D: Tier 2 Evaluation

Appendix E: Alignment Cut Sheets

ELTNA PLAN



Key Findings



A new north-south arterial is needed to relieve congestion on Thain Road, Bryden Avenue and 21st Street



Existing corridors alone cannot support future growth



East-west redundancy is critical



Future corridors should be preserved now to reduce future costs

Implementation

- ✓ Preserve future right-of-way corridors
- ✓ Coordinate improvements with development
- ✓ Identify future funding opportunities
- ✓ Update adopted City and County planning documents to show corridors
- ✓ Construct roadway improvements incrementally as growth occurs



Introduction

The East Lewiston Transportation Network Analysis (ELTNA) establishes a framework for a future roadway network to serve undeveloped lands in the eastern portion of Lewiston Orchards (Figure 1). Approximately 1,400 acres of undeveloped land within the study area are expected to transition to residential development over time. At full buildout, this growth could generate approximately 47,000 new daily trips, placing increased demand on the existing transportation network. This plan identifies and evaluates potential roadway corridors to proactively plan for this future growth and provides a recommended network of arterial and collector roadways. Proposed alignments underwent conceptual level engineering consistent with City of Lewiston (City) standards and planning level assessments of traffic operations, environmental and property impacts, and costs and to verify their viability for future implementation. This plan is intended to:

- Enhance connectivity from the study area to the existing network
- Efficiently and safely move people and goods today and into the future
- Accommodate future growth and development
- Minimize impacts to existing properties
- Facilitate the preservation of right of way (ROW), the legal and physical space for roadway infrastructure

This area has been at the center of new development in the region with multiple new subdivisions, the opening of the new Lewiston High School, and the Schweitzer Career Tech Education Center. As noted in the City of Lewiston Comprehensive Plan (Envision 2044), "As newer areas of the Orchards continue growth, continuation of the grid is needed to continue connectivity, but can be challenging due to a number of factors including topography." This emphasizes the importance of identifying where new roadways are needed and putting measures in place to preserve and protect associated rights of way (ROW).



New residential development in the study area

Furthermore, Envision 2044 states the following need:

"Lewiston's land use patterns of generally low levels of housing and employment density make the roadway network all the more critical. Lower densities of land use require farther distance between destinations and increase levels of auto-dependence as it becomes harder to walk, bike, or take transit as a viable alternative. Increased connectivity in areas of low connectivity and accommodating changes in land use patterns are needed to shorten required travel distances."

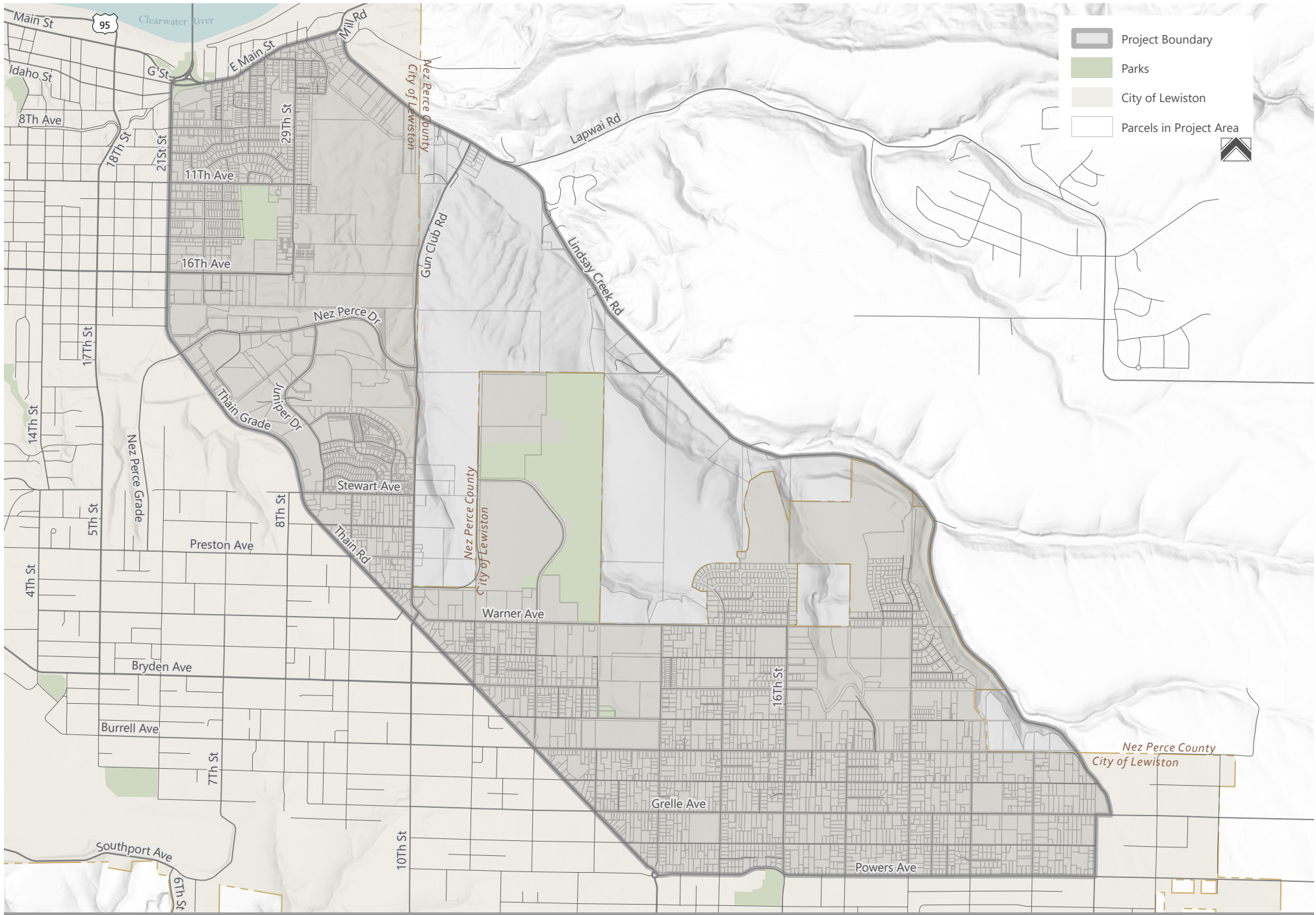
By developing a long-term vision for the roadway network, the necessary ROW can be protected and reserved to allow for the improvement, expansion or construction of roadways. This is critical for the long-term efficiency, safety, and orderly development of a community's transportation system. Key benefits include:

- **Guides orderly growth.** A clear plan of future roadway/ROW needs allows the City and developers to build in a way that aligns with the overall community vision. Understanding where ROW is needed also improves predictability for agency decisionmakers and land developers.
- **Increases network connectivity.** Establishing ROW facilitates a well-connected transportation network, with a logical hierarchy of highways, arterials, and collector streets. This helps distribute traffic efficiently across the network and creates a more accessible community.
- **Secures space for utilities.** The public space within the ROW provides room for essential utilities, such as water and sewer lines, fiber optic cables, and power infrastructure, minimizing the need for easements from adjacent landowners.
- **Provides for multi-modal transportation options.** ROW also connects pedestrians, bicycles and people who ride transit to key destinations, enhancing mobility for all residents.
- **Minimizes impacts to adjacent landowners and saves money.** Corridor preservation can significantly reduce the need to acquire properties and/or displace homes and businesses that would be necessary if the land was not dedicated in advance.
- **Minimizes risk.** Neglecting to properly plan for and manage ROW can cause legal challenges which can stall or stop a project from advancing and increase costs.
- **Facilitates emergency response and evacuation.** Corridor preservation can enhance emergency response times and evacuation efforts by providing multiple ingress/egress routes out of neighborhoods and distributing traffic flow across the network.

A well-planned roadway network stimulates economic investment.

Properties in well-connected areas are typically in higher demand. Easy access to amenities, schools, and employment centers is a selling point. Additionally, the efficient flow of goods, services, and people attracts businesses and stimulates local economic growth.

This plan establishes a long-term framework for a connected roadway network that supports growth as development occurs. The planning process was supported by a Steering Committee made up of area landowners, developers, a city council member, a county commissioner, city and county staff, utility districts, and the Lewiston School District. An online and in person open house were also held to share the Concept Plan with community members and gather feedback.



Planning Context

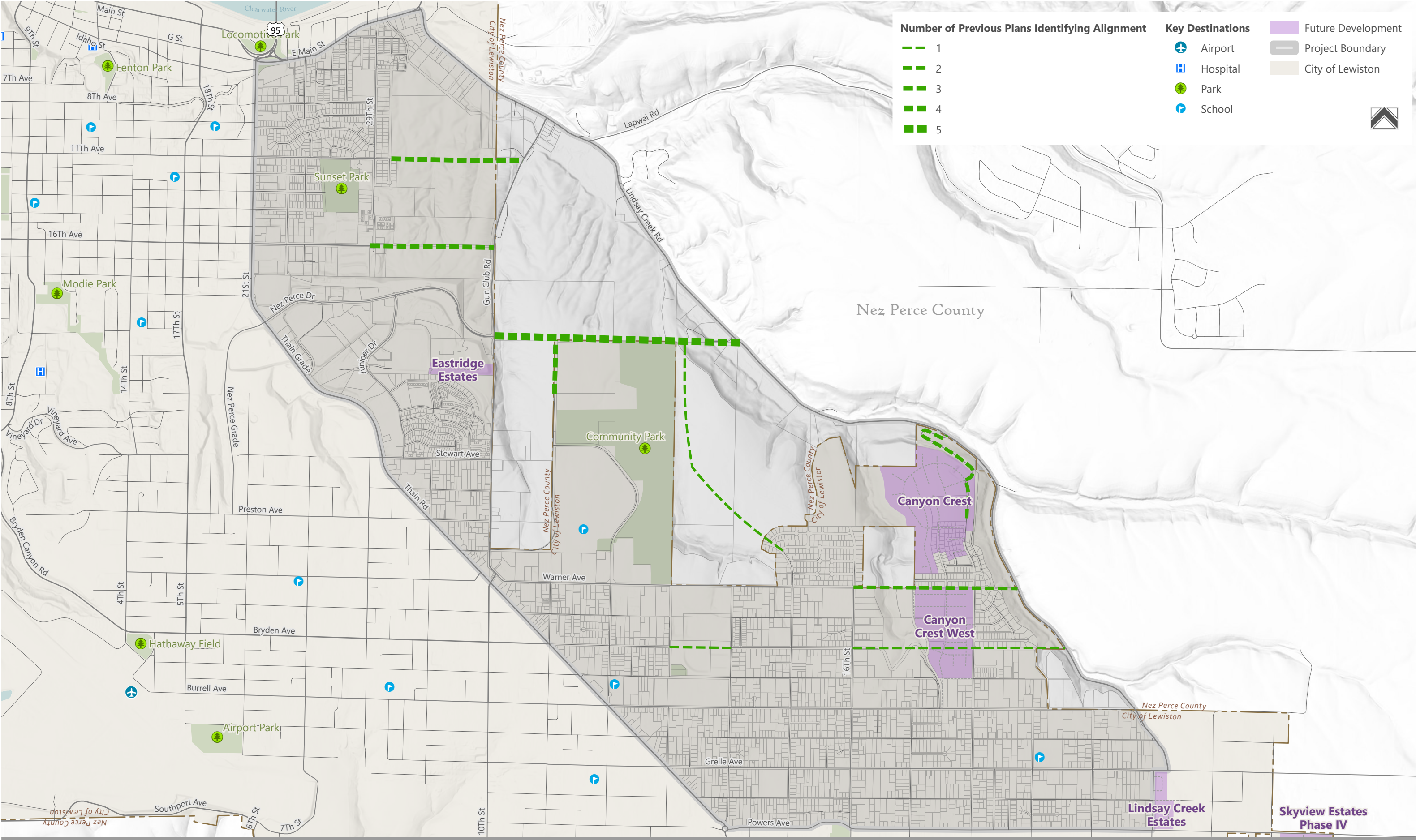
The Planning Context summarizes existing conditions, growth trends, and constraints that influence the future roadway network layout and function. As a first step, local and regional plans were reviewed to understand planned transportation improvements and land use goals for the East Orchards area. Across these plans, there is consistent direction to:

- Support continued growth and development
- Provide a safe and multimodal transportation system
- Improve connectivity through additional east-west and north-south roadway connections
- Improve connectivity between neighborhoods and key destinations
- Coordinate land use and infrastructure planning as development occurs

Table 1 summarizes the roadway extensions identified in adopted plans, and Figure 2 illustrates these planned connections. Additional details on individual plans are provided in Appendix A.

Table 1 Proposed Alignments From Adopted Plans

Planned Connection	Existing Plan Sources
Bryden Avenue	– City of Lewiston Transportation Plan 2022
Warner Avenue	– City of Lewiston Transportation Plan 2022 – LCVMPPO LRTP
18 th Street	– Thain Road Corridor Study – City of Lewiston Transportation Plan 2022 – Nez Perce County Transportation Plan 2020 – Development Plans
Nez Perce Drive	– Thain Road Corridor Study – City of Lewiston Transportation Plan 2022 – Nez Perce County Transportation Plan 2020 – Gun Club Study 2016 – Lewiston Community Park Master Plan
Cecil Andrus Way	– City of Lewiston Transportation Plan 2022 – Nez Perce County Transportation Plan 2020 – Lewiston Community Park Master Plan
Pathfinder Way	– Development Plans
Expedition Way	– Nez Perce County Transportation Plan 2020 – 2018 City of Lewiston Wastewater Master Plan – Development Plans
11 th Street	– City of Lewiston Transportation Plan 2022 – Nez Perce County Transportation Plan 2020 – Gun Club Study 2016
16 th Street	– City of Lewiston Transportation Plan 2022 – Nez Perce County Transportation Plan 2020 – Gun Club Study 2016



Land Use

According to Envision 2044,¹ Lewiston is home to 33,964 residents and 16,560 jobs. Lewiston has experienced a steady annual population growth of 1% since 2010. Assuming this growth rate continues, by 2044, Lewiston is forecast to have a population of over 43,000. Other key findings include:

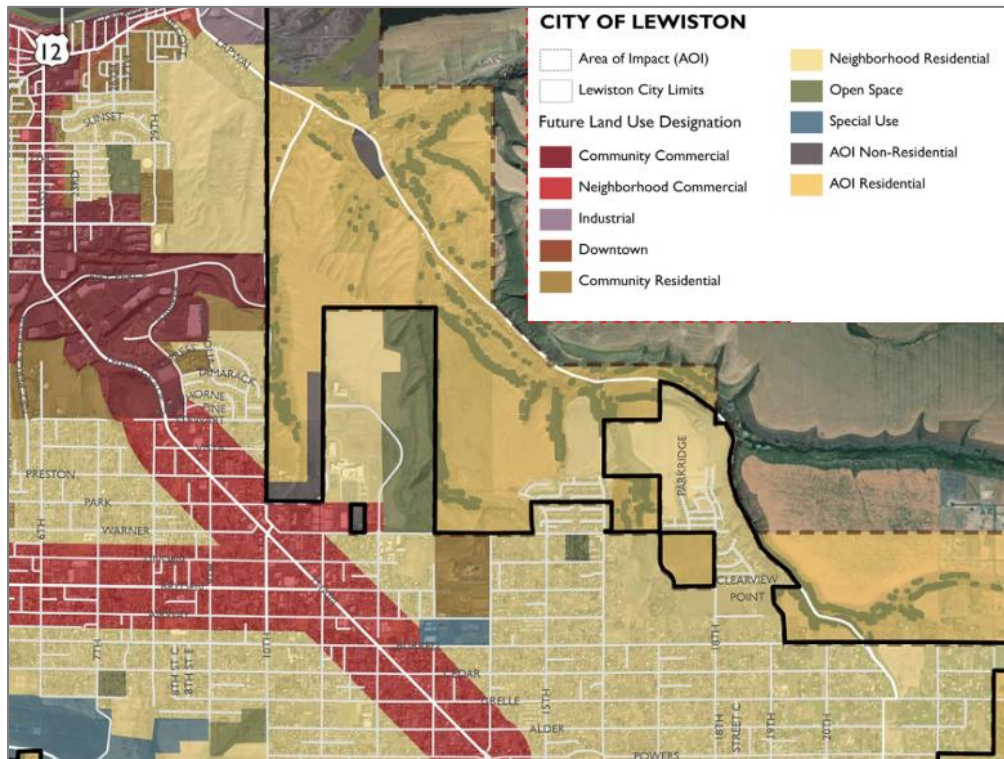
- Most development activity has been focused on single-family units, with single-family representing 62% of housing permitted over the past twenty years.
- Much of the new growth is happening in the eastern end of the Orchards, which is primarily single-family housing. Some of these new developments are in Planned Unit Developments (PUDs). This designation allows for more flexible, master-planned growth patterns that can integrate smaller lots, residential, open space, and, in some cases, neighborhood-scale commercial uses. PUDs with smaller residential lots and higher densities have already been developed within the study area.
- If Lewiston continues to grow at a modest 0.5% over the next ten years, an additional 730 housing units would be required to accommodate population growth.
- The number of workers in Lewiston has declined by 11% in the last 20 years, due in part to slow population growth combined with the in-migration of older adults and outmigration of young adults. Housing availability and lack of affordable housing have also been barriers to economic development.

Looking forward, the intent outlined in Envision 2044 is that the predominantly low-density residential character of East Orchards will continue. Within the study area, future land use designations are as follows (shown in Figure 3):

- **Neighborhood Residential** (within the city limits). Relatively low intensity residential place type that includes a variety of housing types, including single-family detached, duplexes, cluster housing, and accessory dwelling units (ADUs). Density ranges from 1 to 8 dwelling units per acre or 8 to 12 dwelling units per acre.
- **Community Commercial** (along the Thain Road corridor, north of Stewart Avenue). Mid-to high-intensity commercial uses that attract people from across the community, with the most intense uses adjacent to major roadways, particularly near intersections of two major roadways.
- **Neighborhood Commercial** (along the Thain Road/21st Avenue corridors, south of Stewart Avenue, and Nez Perce Drive). Low-mid intensity commercial services primarily for surrounding residents, with more intense and larger-scale businesses at intersections of collectors and arterial roadways.
- **AOI Residential** (generally between Lindsay Creek Road and Gun Club Road, north of Warner Avenue). Primarily very low-density residential uses with 1 to 5 dwelling units per acre and can include agricultural and livestock uses. While flexibility may be considered through PUDs or zone changes, the overall expectation is that this area will transition gradually from its current rural and large-lot character into more traditional residential neighborhoods as public infrastructure (roads, water, sewer, etc.) becomes available.

¹ Envision Lewiston 2044, July 2024

Figure 3 Envision 2044 Future Land Use



Key goals and policies outlined in Envision 2044 include:

■ **Land Use**

- Accommodate future development and redevelopment.
- Provide housing choices throughout Lewiston.
- Diversify 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.
- Establish an ongoing, collaborative framework with Nez Perce County to plan for the future of the AOI, including right-of-way acquisitions and street design during subdivision applications and annexation agreements.
- Strategize growth direction. Work with Nez Perce County to direct growth to areas with available, committed, or planned infrastructure capacity.

■ **Transportation**

- Promote a safe transportation system for all users.
- Provide a non-motorized transportation system. Enable active mobility options for all users and abilities.
- Require sidewalks on both sides of a street and incorporate midblock crossings on collectors and arterial roads.
- Manage traffic congestion. Have adequate flow, width, and functionality of roadways.

- Improve connectivity between neighborhoods and destinations. More connections between the waterfront, various neighborhoods and key destinations such as commercial areas will reduce travel times by providing more route options.
- Advance economic growth and quality of life through transportation.
- Require adequate connectivity of new developments to the existing and future transportation system.

The future land use designations identified in the Nez Perce County Comprehensive Plan, 2025 Amendment, include

- **City Impact Area.** It is expected that this land will be annexed into the city within the planning period. Zoning, subdivision, and design standards in these areas should be compatible with those of the adjoining city, consistent with the City's AOI.
- **Suburban Lands.** Includes mixed uses or residential areas and are located near incorporated cities. They are likely to be developed over time to meet demands for housing and services.

Key goals and policies outlined in the Nez Perce County Comprehensive Plan, 2025 Amendment include:

- **Land Use**
 - To provide for areas for human habitation and commercial activity in ways that will restrain urban sprawl, protect the human and natural environment, and ensure adequate support by public facilities.
- **Transportation**
 - Nez Perce County should increase the scope, efficiency, and safety of transportation systems by making transportation planning an integral part of the total planning effort.
 - Nez Perce County should encourage the appropriate public agencies to prevent, reduce, or eliminate hazards and traffic conflicts between bicycles/pedestrians and vehicular traffic, and for all traffic along major arterials through appropriate regulations and standards.
 - Nez Perce County should require that new subdivisions and major developments contribute to necessary upgrading of access roads on which they are located.
 - Nez Perce County should cooperate with road district, city, county, and state agencies on plans to improve roads and other transportation facilities.
 - Nez Perce County should support bicycle and pedestrian infrastructure in such a manner where they do not conflict with vehicular traffic or create public safety hazards.
 - Nez Perce County should support multi-use pathway development that will draw tourists and provide transportation options and recreational opportunities to residents.

Zoning

Zoning is the set of regulations that implements the Comprehensive Plan and establishes how land can be developed. Zoning in the study area is predominantly residential. Near the Thain Road corridor, zoning transitions into a higher intensity mix of land uses with pockets of medium-density residential (R-3), which supports multi-family housing. The Thain Road corridor functions as a commercial/retail spine. Zoning along the corridor ranges from Community Commercial (C-3) between Warner Avenue and Stewart Avenue and General Commercial (C-4) from Warner Avenue south to Burrell Avenue, where it transitions

back to Community Commercial. Along Thain Grade/21st Street, zoning is generally Regional Commercial (C-6) with a Planned Unit Development to the east of Thain Grade and Gun Club Road between Nez Perce Drive and Stewart Avenue. Zoning is shown in Figure 4.

The study area also includes portions of unincorporated Nez Perce County within the City's AOI. The AOI represents the area outside city limits where future urban growth is expected to occur, allowing the City and County to coordinate on land use and infrastructure planning in anticipation of annexation. The majority of land is designated as Farm (F-1), which supports single-family dwelling units and general farming. Smaller pockets of Suburban Residential (R-1A) provide opportunities for more traditional residential development.

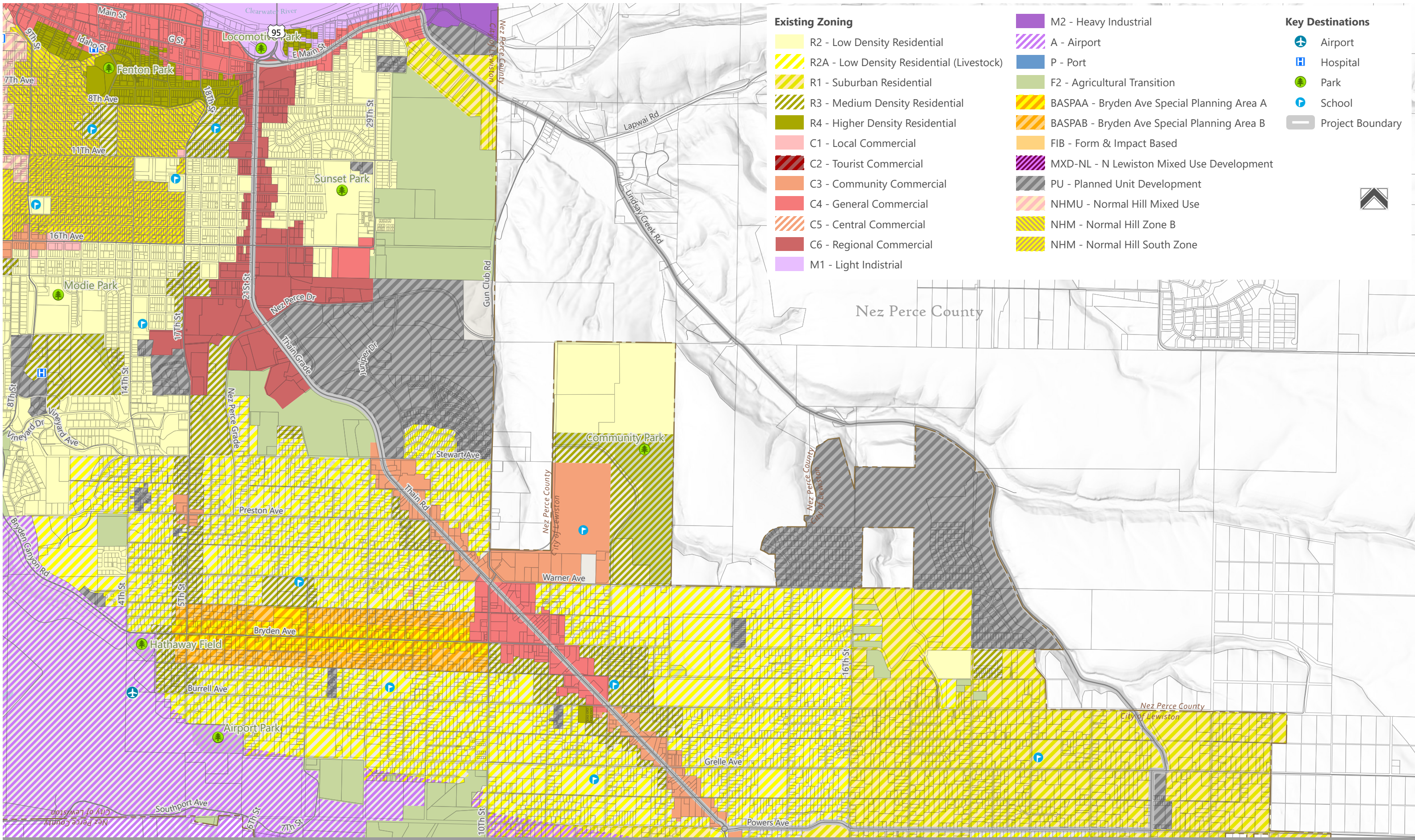
Zoning minimum lot sizes are established to define the smallest parcel of land allowed for construction to control the density of development to align with the goals established in the Comprehensive Plan. Zoning lot sizes (Table 2) are used to conduct the build-out scenarios for undeveloped land.

Table 2 Zoning Minimum Lot Sizes

Zoning Classification City ²	Housing Unit Type	Minimum Lot Size (SF)
Suburban Residential (R1)	Single Family	10,000
	Two-Family	15,000
Low Density Residential (R2)	Single Family	7,500
	Two Family	10,000
	Fourplex*	16,000
Low Density Residential (R2A)	Single Family	7,500
	Two Family	10,000
	Fourplex**	18,000
Medium Density Residential (R3)	Single Family	6,000
	Duplex	7,500
	Fourplex***	10,500
County³		
Suburban Residential (R1)	Single Family	10,000
	Two-Family	15,000
Farm (F1)	Single Family	871,200 (20 acres)
Agricultural Transitional (F2)	Single Family	217,800 (5 acres)
Planned Unit Development (PUD)	Varies	3,267 SF to 33,561 SF****
* Multifamily - 10,000 SF plus 3,000 SF for each dwelling unit over 2		
**Multifamily - 10,000 SF plus 4,000 SF for each dwelling unit over 2		
*** Multi-family - 6,000 SF plus 1,500 SF for each dwelling unit over 1		
****Based on existing PUDs in the study area		

² City of Lewiston, Idaho Code of Ordinances § 37

³ Nez Perce County, Idaho, Code of Ordinances § 112.08



Environmental Constraints

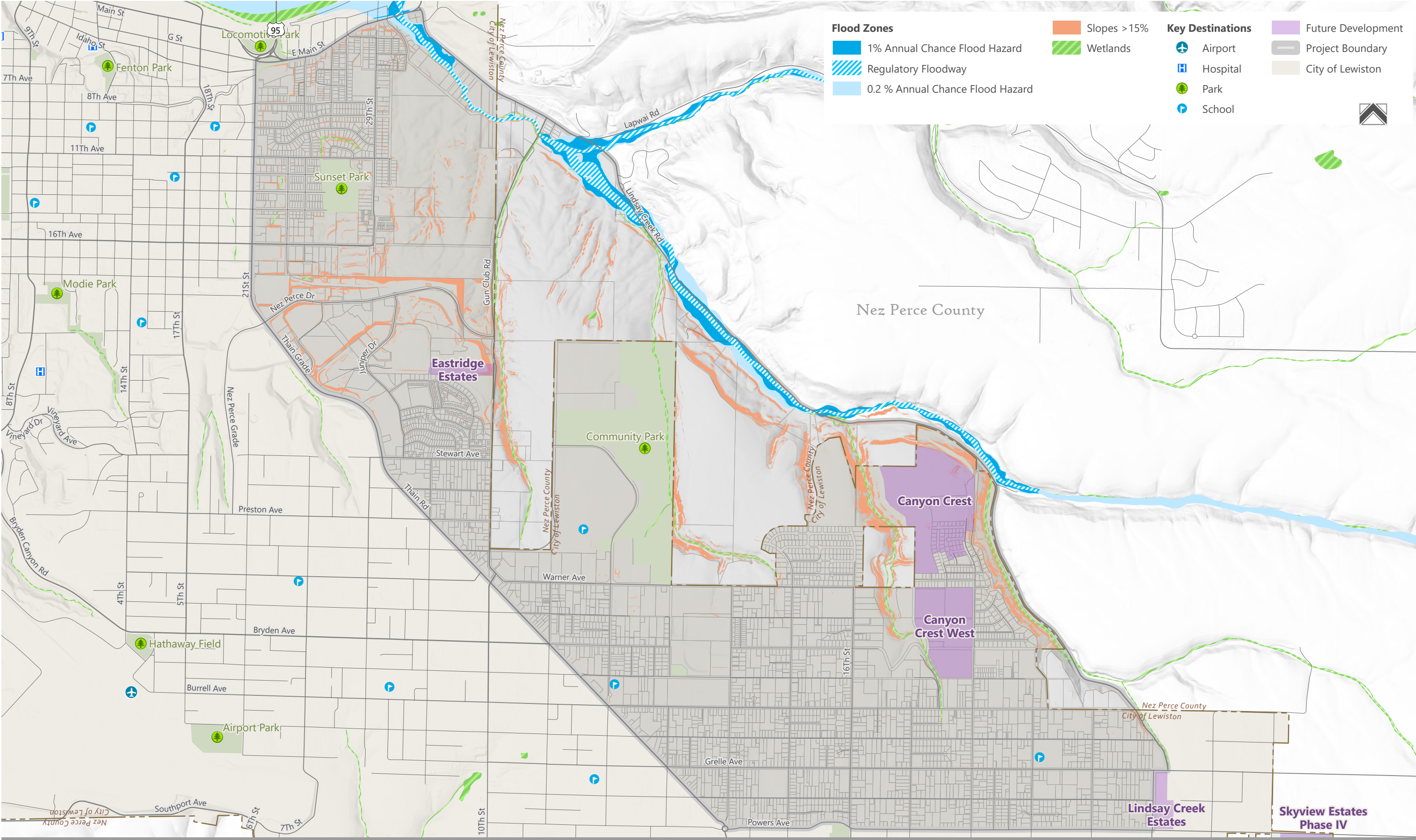
Several environmental constraints (Figure 5) limit the availability of usable land:

- **Topography:** The region is categorized by steep slopes within the rolling hills bordering the southern edge of Lindsay Creek. The slopes range from 0 percent to 100 percent. Per the City's Code of Ordinances, Chapter 32 Subdivisions, Article XI Subdivision Design Principles and Standards, tracts that are to be subdivided in areas with average slopes exceeding 10 percent, the design and development must conform to the findings of a suitability study.
- **Lindsay Creek:** The creek flows west from Mann Lake (located East of the Lewiston Orchards) until it flows into the Clearwater River (near Main Street & Mill Road).
 - *Floodplains:* The Creek is a regulatory floodway with flood hazard areas. Development in floodplains is restricted and must meet floodplain development regulations set by Nez Perce County.
 - *Lindsay Creek:* The Idaho Stream Channel Protection Act requires that the stream channels and their environment be protected against alteration for the protection of fish and wildlife habitat, aquatic life, recreation, aesthetic beauty, and water quality. This means IDWR must approve any work being done within the beds and banks of a continuously flowing stream. Lindsay Creek is also part of the Lewiston Plateau Groundwater Management Area (LPGWMA) and plays an important role in replenishing local groundwater deposits.
 - *Wetlands:* Lindsay Creek and its four tributaries (which flow from the higher elevation areas along Gun Club Road, Community Park, 17th Street, and Lindsay Creek Road into the larger creek) are considered protected wetlands⁴ and provide important wildlife habitat and ecological functions. Activities involving dredging or filling a wetland require permits from the U.S. Army Corps of Engineers and the Idaho Department of Water Quality.



Connecting to Lindsay Creek Road is particularly challenging due to the steep topography and creek.

⁴ US Fish and Wildlife Service



Emergency Operations

A well connected roadway network with redundant routes is critical during an emergency event. Nez Perce County details area evacuation routes in their *Emergency Operations Plan* and identifies the Nez Perce County Fairgrounds as a gathering point during a river flooding scenario, with Thain Road, Gun Club Road, and Warner Avenue serving as primary access routes. There are few existing east/west connections in the study area to these critical routes.

Utilities

Coordinating utilities within the ROW provides cost savings, reduced project delays, enhanced safety, less disruption for the public, and the efficient use of land. The following utilities were reviewed to understand any planned extensions using readily available information.

- **Storm Drainage:** The City's Stormwater Division provides planning, design, construction, maintenance, and operation of storm drainage via Service Area 2. The most recent stormwater master plan allocated funding in the Capital Improvement Plan (CIP) for 3 new pipe projects along portions of 14th Street and Powers Avenue, 18th Street and Grelle Avenue, and 19th Street and Cedar Avenue. These projects were allocated to years 6 to 20 of the new CIP.
- **Wastewater:** The City provides wastewater collection north of Port Drive, east of 19th Street in the Orchards, and in the Canyon Crest neighborhood north of Airway Avenue and east of 16th Street. The middle of the study area is served by Lewiston Orchards Sewer District (LOSD) and Central Orchards Sewer District (COSD). The City's most recent Wastewater Master Plan contains East Orchards sewer expansion future phases including new wastewater lines in the 2000 blocks of Alder Avenue and Powers Avenue. It also calls for access improvements in Community Park Canyon from Warner Avenue to Lindsay Creek Road and pipe reconstruction north of the COSD meter station on Warner Avenue. The City is also planning for considerable footage of pipe bursting rehabilitation projects in the sewer basins north of Port Drive in 2029, focused on those pipes inspected with poor condition ratings. It is anticipated that LOSD will continue to focus on cured-in-place rehabilitation projects focused on trunk lines in their system. COSD has not made us aware of plans in the area.
- **Water:** The City is served by two separate public drinking water systems, one operated by the City and the other by the Lewiston Orchards Irrigation District (LOID). The City's water system is divided into 3 main systems: the Low, High, and West systems. The Southeast region of the High Water system, which includes the Lewiston High School and Community Park parcel, is projected to experience significant growth, as identified in the 2019 City of Lewiston Water System Plan. To address this anticipated demand, two water system improvements were recommended including a new well on 6th Street near the existing Well #6 to serve the South Central and Southeast areas of the High System and a new storage reservoir at the intersection of Airway Avenue and 13th Street. The most recent master plan for LOID doesn't include any mainline expansions within the study area.
- **Natural Gas and Power:** Avista Utilities provides electricity and natural gas. A power substation exists adjacent to Gun Club Road near Stewart Avenue. This station is likely planned to expand in the future and could limit the possibility of a Stewart Avenue extension to the west.
- **Fiber Communication:** The Port of Lewiston provides underground fiber communication cabling. There is fiber cable running along Nez Perce Road, Gun Club Road, Warner Avenue, and 14th Street.

Existing Transportation Network

The existing transportation network relies on a limited number of primary corridors that carry the majority of traffic, with constrained connectivity between neighborhoods. As growth continues, there will be increasing pressure on these routes. Table 3 summarizes key characteristics of the roadway network, including functional classification, traffic volumes, and safety performance.

Table 3 Existing Roadway Characteristics

Roadway	Functional Classification ¹	Speed (mph) ²	Number of Lanes ²	Existing AADT ³	Volume/Capacity	Total Crashes ⁴ (2019-2023)	Fatal and Serious Injury Crashes ⁴ (2019-2023)	Freight Route ¹	Bike Route ⁵	Transit Route ⁶
Gun Club Road	Minor Arterial	35	2	5,500	≤ 0.8	26	1	Yes	Planned On-Street Facility	No
Lindsay Creek Road	Minor Arterial	35	2	1,900	≤ 0.8	39	3	Yes	Planned On-Street Facility and Off-Street Connection to Park	No
Bryden Avenue	Minor Arterial	35	2/3	15,500	> 1.0	292	10	Yes	None	No
Thain Road	Minor Arterial	35	4	22,000	≤ 1.0	313	12	Yes	None	Yes
16th Avenue	Minor Arterial	25	2/3	12,000	≤ 1.0	107	3	Yes	Planned On-Street Facility	Yes
Main Street	Minor Arterial	35	4	14,500	≤ 0.8	141	3	Yes	Planned On-Street Facility	Yes
29th Street	Collector	25	2	1,100	≤ 0.8	4	0	No	Planned Bike Route	No
11th Avenue	Collector	25	2	7,500	≤ 0.8	85	6	No	Planned On-Street Facility	Yes
Nez Perce Drive	Collector	25	3	3,300	≤ 0.8	16	0	No	Existing On-Street, Planned Bike Route	Yes
Lapwai Road	Collector	35	2	5,700	≤ 0.8	22	2	No	None	No
Warner Avenue	Collector	35	2/3	3,800	≤ 0.8	20	0	No	Planned On-Street Facility	No
Burrell Avenue	Collector	25	2	2,900	≤ 0.8	74	2	No	None	Yes
Grelle Avenue	Collector	35	2	5,200	≤ 0.8	46	1	No	Planned On-Street Facility	Yes
Powers Avenue	Collector	25	2	3,400	≤ 0.8	26	2	No	None	No
Stewart Avenue	Collector	25	2	3,000	≤ 0.8	22	1	No	Planned On-Street Facility	Yes
Juniper Drive	Collector	25	2/3	2,400	≤ 0.8	5	0	No	Existing On-Street, Planned Bike Route	Yes
Silcott Street	Local Road	25	2	--	--	0	1	No	None	No
8th Avenue	Local Road	25	2	--	--	19	0	No	Planned Bike Route	No
Expedition Way	Local Road	25	2	--	--	0	0	No	None	No
Pathfinder Way	Local Road	25	2	1,500	--	0	0	No	Planned Bike Route	No

¹Based on City's functional classifications, ²Based on LCVMO Travel Demand Model Data, ³2023 ITD AADR Data, ⁴ITD Crash Data 2019-2023, ⁵LCVMO Bike Plan 2015, ⁶Lewiston Transit System & Asotin County PBTA

Roadway Classification

Roadways are organized into categories based on their function within the transportation system, known as functional classification. This framework defines each street by its intended role, influencing roadway design elements such as speed, lane width, and its connection to current and future land use. Factors like traffic volumes, trip purpose, and destinations are used to determine a roadway's classification.

- **Arterials:** Accommodate heavy traffic volumes and connect major activity centers, including freight movement. They may be fully or partially access-controlled, with restricted entry and exit points (often through ramps). Arterials operate at higher speeds than collectors and locals and are commonly divided into Major and Minor Arterials. Major Arterials support faster travel over longer distances compared to Minor Arterials.
- **Collectors:** Channel traffic from local streets to arterials. They balance mobility and access, operating at moderate speeds over shorter distances than arterials.
- **Local Roads:** Primarily serve neighborhoods and residential areas, providing direct property access and connections to collectors. These roads function at the lowest speeds and carry shorter trips.

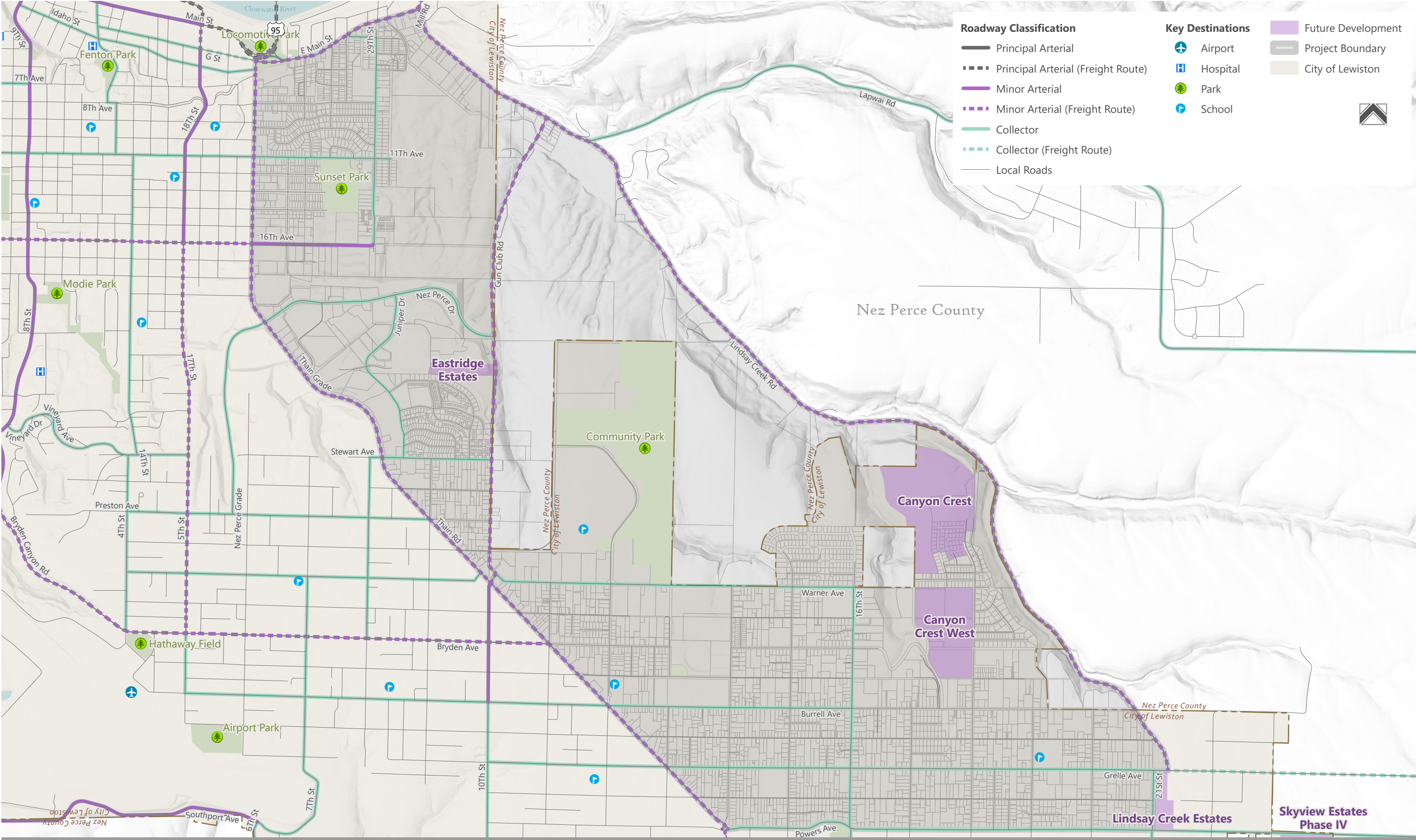
At the local level, freight routes are also designated to facilitate efficient access to industrial areas and other key freight-generating locations. Functional classifications and the freight network are shown in Figure 6.

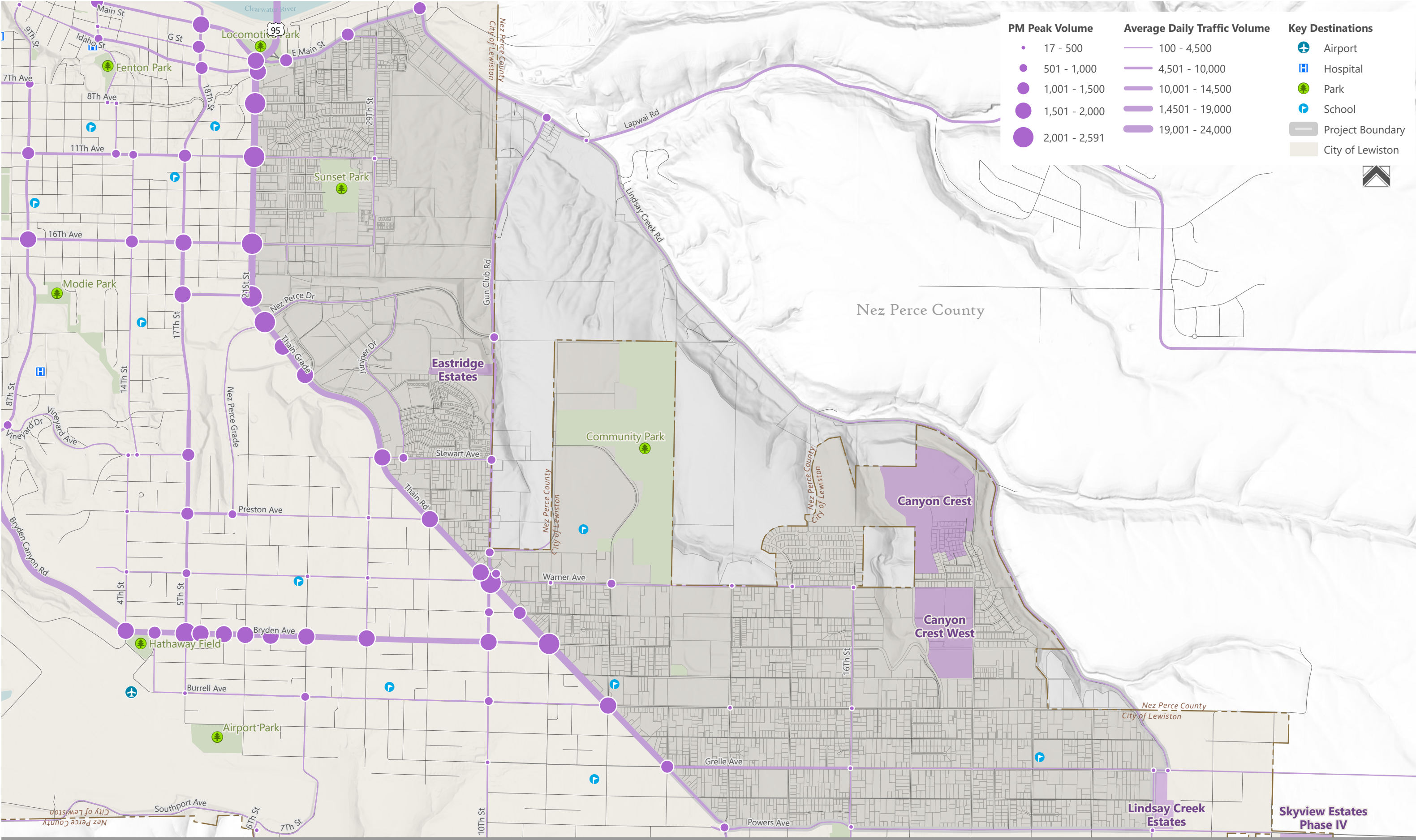
Traffic Volumes and Congestion

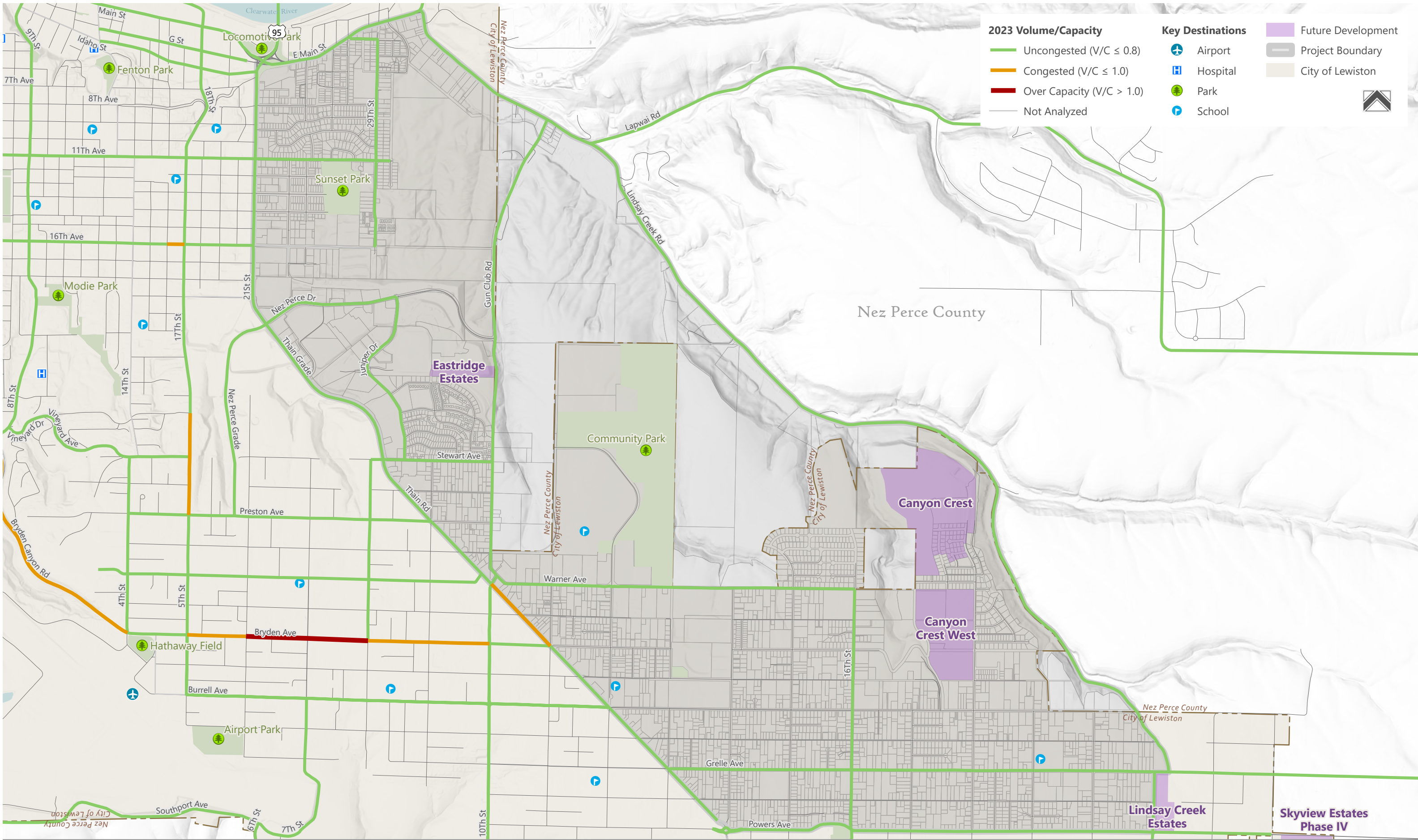
Many corridors are congested today and are expected to be over capacity by 2040. To assess where roadway segments may lack sufficient capacity to accommodate traffic, a volume-to-capacity (V/C) ratio was calculated. This approach is consistent with the *2020 City of Lewiston Transportation Plan* which compares the average daily traffic volume on a roadway to its estimated capacity based on each roadway's functional classification and number of lanes.

Traffic volumes were based on 2023 ITD Average Annual Daily Traffic (AADT). Figure 7 shows existing traffic volumes, and Figure 8 illustrates congestion levels on arterials and collectors based on the V/C ratio. Roadways with a V/C ratio below 0.85 generally have sufficient capacity, while segments approaching or exceeding 1.00 are operating at or over capacity and may experience congestion, reduced travel speeds, and increased delay.

As development in East Orchards continues, traffic demand will increase along these corridors. Without additional connections, this growth will place further strain on the existing network.







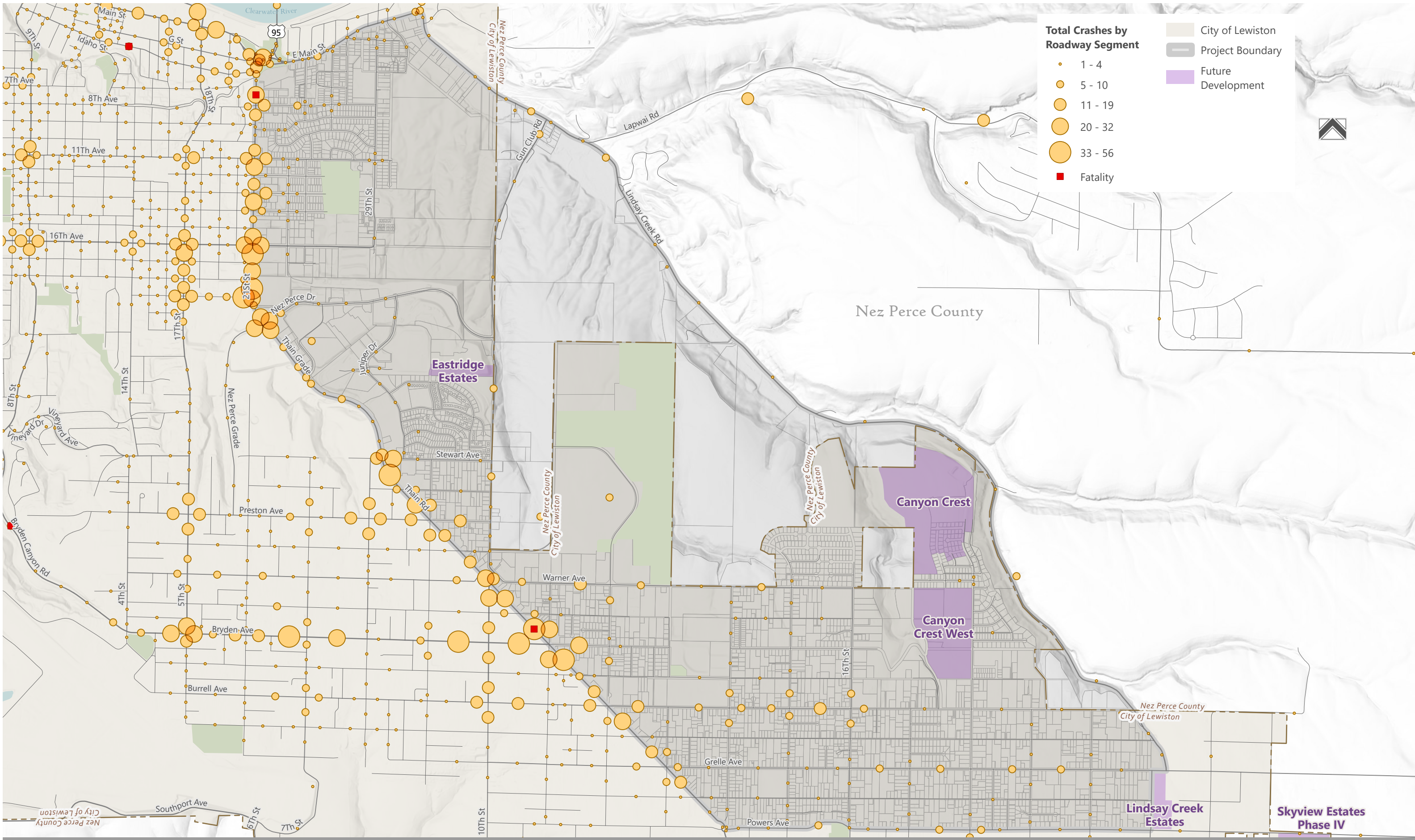
Traffic Safety

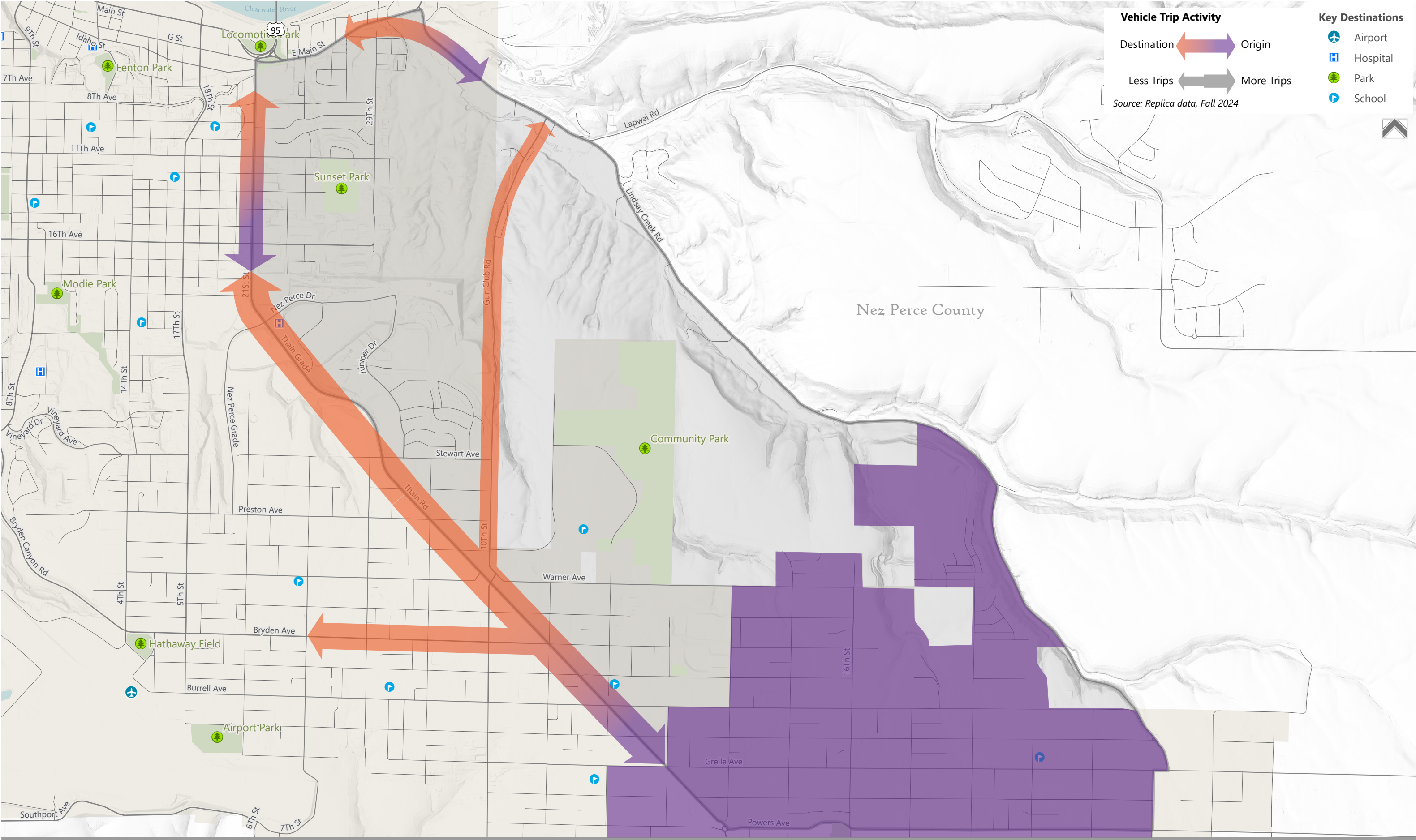
Crash data provides insight into existing safety conditions on the roadway network and helps identify locations that may be more sensitive to increases in traffic. Figure 9 summarizes reported crashes over the most recent five-year period (2019–2023) based on data from the Idaho Transportation Department (ITD). As traffic volumes increase with future development, locations with higher crash activity may experience additional safety challenges, particularly along higher-volume corridors and key intersections.

Trip Origins and Destinations

Origin-destination (O-D) patterns were analyzed to understand how people travel to and from the East Orchards area. Figure 10 shows existing travel patterns based on Replica data for a typical weekday (Data is based on trips on a typical Thursday in November of 2024).

The analysis indicates that Thain Road and 21st Street serve as the primary connections to the broader Lewiston area, with Bryden Avenue and Gun Club Road also serving important routes. These patterns highlight a strong reliance on a limited number of corridors and reinforce the importance of expanding the network to provide additional route options. The results also indicate a need for improved east–west connectivity, particularly for trips traveling between East Orchards and central Lewiston.





Active Transportation

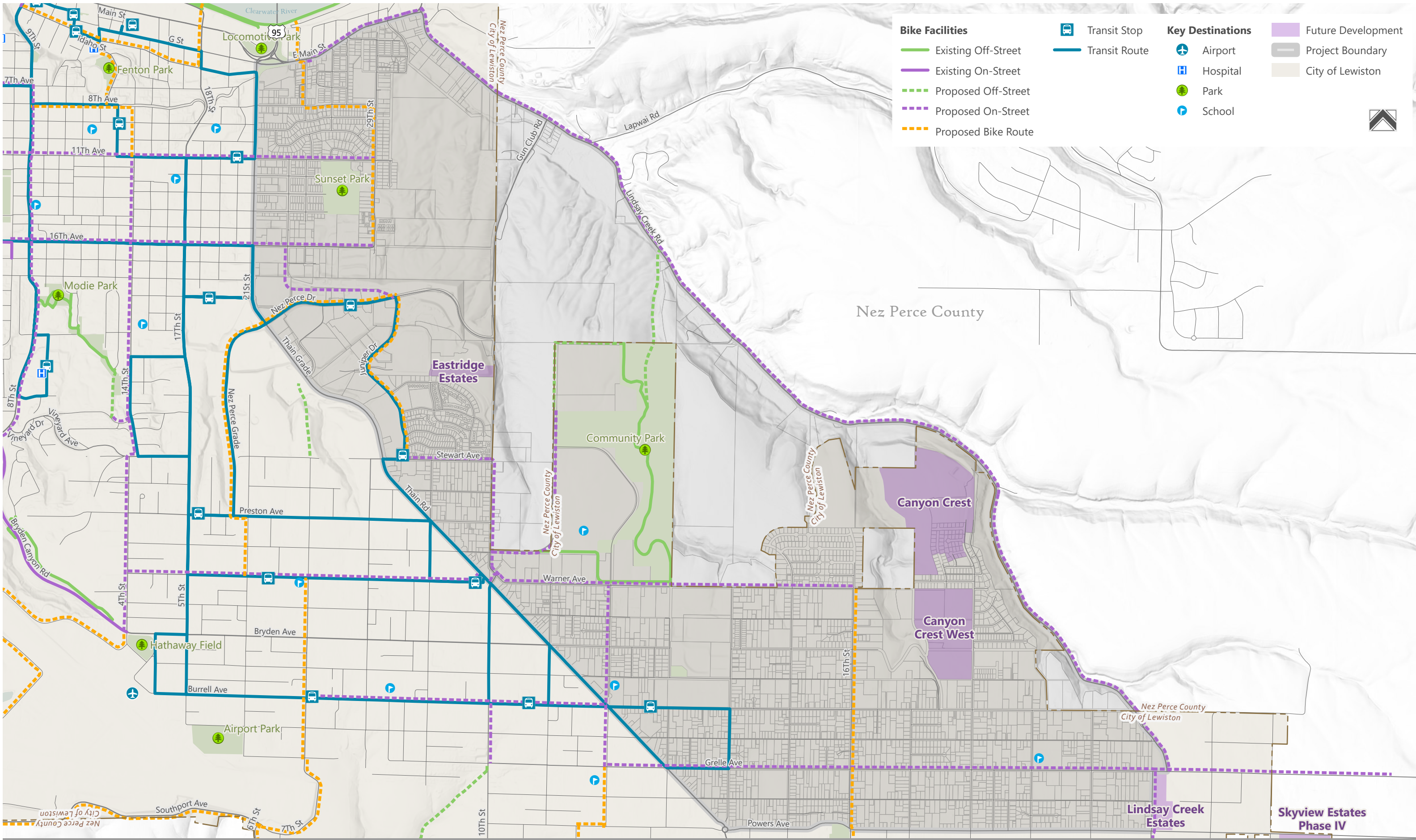
Pedestrian facilities have a low level of connectivity and do not provide consistent routes for those travelling on foot. There are shared-use pathways in the Community Park and designated bike routes (Figure 11) along Linsday Creek Road and Cecil Andrus Way. There are also multiple opportunities to connect to designated bike routes to the south and west of the project area. The following key destinations should be prioritized connections to serve active transportation modes:

- Lewiston High School
- Schweitzer Career & Technical Education Center
- Community Park
- Commercial along Nez Perce Drive
- Commercial along Thain Road

With future development, efforts should be made to maintain grid connectivity within neighborhoods to minimize bicycle and pedestrian travel distances. One example of this can be seen in the Northeast Crossing development, where short multi-use paths connect abutting cul-de-sacs.

Transit Routes

Lewiston Transit currently offers two fixed routes and an on-demand ADA Paratransit service (Figure 11) with service generally not extending east beyond Thain Road with the exception of service along Burrell Avenue which continues east to 14th Street, south to Grelle Avenue, and west back to Thain Road. As development in East Orchards increases, the demand for transit should be monitored to identify opportunities for expanding service to better serve the new residential area.



Future Land Development Scenarios

Because the timing, density, and pattern of development are uncertain, a range of potential land development scenarios was developed to forecast future transportation needs. These scenarios provide a consistent basis for estimating future travel demand and identifying the roadway connections needed to support long-term growth. The methodology included the following steps:

Determine Usable Land Area

The acreage of undeveloped land (without existing structures) was calculated to be an estimated 1,484 acres. The following areas were then excluded to calculate “usable” land suitable for development:

- Critical areas (floodways, waterways, and wetlands) and slopes greater than or equal to 15% - less 142 acres.
- 15% of the remaining land (1,342 acres) to account for infrastructure (e.g., roads, utilities, and stormwater facilities) – less 201 acres.

After excluding those areas identified above, the total usable land area is approximately 1,141 acres.

Estimate Housing Units

Three scenarios were developed to estimate a range of plausible housing units at full build-out. The scenarios were developed by estimating housing units using two different approaches for comparison purposes:

- **Zoning:** Dividing usable acreage by a mix of residential minimum zoning lot sizes.
 - Calculations show a mix of residential lot sizes and an overall density. This density is not a 1 to 1 to the Envision 2044 densities because of the variable lot sizes.
- **Envision 2044:** Dividing usable acreage by suggested residential density ranges for future land use designations.
 - Assumes 1 to 5 dwelling units per acre, consistent with Area of Impact (AOI) Residential, and up to 12 units per acre, consistent with Neighborhood Residential.

Forecast Average Daily Trips

Forecasted vehicle average daily trips were then calculated for each scenario.

- Trip generation rates are from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.

Each scenario assumes full residential build-out based for the purposes of planning a roadway network and preserving ROW to facilitate efficient and safe multimodal transportation, as well as providing predictability for the City and developers. It is recognized that it may take many years for the area to become fully developed.

Growth Scenario 1

Growth Scenario 1 reflects a lower intensity development for housing. Table 4 presents the growth scenario based on a mix of zoning and minimum lot sizes within the study area. Key assumptions include:

- Approximately 67% of the study area will be developed at a lower density with 5-acre lots.
- Approximately 30% of the study area will be developed consistent with the Low Density Residential zones (7,500 SF lots)
- Approximately 3% of the land in this area will be developed as four-plex multifamily units (18,000 SF lots).

Table 4 Growth Scenario 1 – Based on Zoning

Housing Type	Zoning	Min. Lot Size	Land Area (Acres)	Lots	Units per Lot	Total Units
Density: Approximately 2 dwelling units per acre						
Single Family	R-2A/R2	7,500 SF	343	1,994	1	1,994
Multi Family	R-2A	18,000 SF	38	92	4	369
Single Family Large Lot	F-2	5 acres	759	152	1	152
Total			1,141	2,238		2,515

For comparison, Table 5 shows the number of residential units based on the lower range densities suggested for the AOI Residential future land category from Envision 2044.

Table 5 Growth Scenario 1 – Envision 2044 Density Comparison

Density	Land Area (Acres)	Total Units
Average 1 dwelling unit/acre	1,141	1,141
Average 2 dwelling units/acre	1,141	2,282
Average 3 dwelling units/acre	1,141	3,423

Growth Scenario 2

Growth Scenario 2 represents a more urbanized level of development consistent with future utility extensions and city annexation. As shown in Table 6, the zoning assumptions include:

- Approximately 75% of the study area developed consistent with low-density residential zoning (7,500 SF lots)
- Approximately 15% developed as large-lot residential (5-acre lots)
- Approximately 10% developed as multifamily housing (four-plex units on 18,000 SF lots)

Table 6 Growth Scenario 2 – Based on Zoning

Housing Type	Zoning	Min. Lot Size	Land Area (Acres)	Lots	Units per Lot	Total Units
Density: Approximately 5 dwelling units per acre						
Single Family	R-2A	7,500	855	4,966	1	4,966
Single Family Large Lot	F-2	5 acres	172	34	1	34
Multifamily	R-2A	18,000	114	276	4	1,104
Total			1,141	5,276		6,101

For comparison, Table 7 shows the range of housing units based on Envision 2044 density assumptions, generally ranging from 5 to 8 dwelling units per acre. Achieving higher densities in this range may involve the use of PUDs. Existing PUDs in and adjacent to the study area have lot sizes ranging from 3,267 SF (townhouse) to 33,561 SF.

Table 7 Growth Scenario 2 – Envision 2044 Density Comparison

Density	Land Area (Acres)	Total Units
Average 5 dwelling units per acre	1,141	5705
Average 6 dwelling units per acre	1,141	6846
Average 8 dwelling units per acre	1,141	9128

Growth Scenario 3

Growth Scenario 3 is a more aggressive growth scenario with mid-to high-intensity residential development. It assumes a portion of the land will be rezoned or developed as PUDs with smaller lot sizes.

Table 8 Development Scenario 3 – Based on Zoning

Housing Type	Zoning	Min. Lot Size	Land Area (Acres)	Lots	Units per Lot	Total Units
Density: Approximately 9 dwelling units per acre						
Single Family	R-2A	7,500	513.5	2,979	1	5,964
Single Family	PUD	6,829	513.5	3,272	1	3,272
Town House	PUD	3,495	57	710	1	710
Multifamily	R-2A	18,000	57	138	4	552
Total			1,141	7,149		10,498

For comparison, Table 9 shows the number of residential units based on the suggested upper range density for the Neighborhood Residential (9 to 12 dwelling units per acre) from Envision 2044.

Table 9 Growth Scenario 3 – Envision 2044 Density Comparison

Density	Land Area (Acres)	Total Units
Average 9 dwelling units per acre	1,141	10,269
Average 10 dwelling units per acre	1,141	11,410
Average 12 dwelling units per acre	1,141	13,692

Forecasted Daily Trips

These scenarios were used to estimate future travel demand to inform the layout for new collector and arterial roadways and evaluate potential impacts on the transportation network. The total number of average daily vehicle trips was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. The results are shown in Table 10.

Table 10 Forecasted Average Daily Trips

Dwelling Unit Type	ITE Land Use Code	Growth Scenario 1		Growth Scenario 2		Growth Scenario 3	
		# of Units	# of Trips	# of Units	# of Trips	# of Units	# of Trips
Single Family	210	2,146	17,584	5,000	40,615	9,236	74,800
Multi Family	220	369	2,198	1,104	6,336	1,262	7,226
Total		2,515	19,782	6,104	46,951	10,498	82,026

Selected Scenario

Together, these scenarios provide a reasonable range of potential future land use conditions for the undeveloped land in the project study area. However, another factor to consider is the density developers need for projects to pencil out. For a project to be financially viable development costs must be balanced against project revenue (sales or rent). This will vary based on local market conditions, land costs, construction expenses, and the regulatory environment, but developers generally desire higher densities to make projects more financially viable. This is evidenced by developers choosing to develop in the study area using PUD agreements to achieve higher densities and flexibility in design and is reflected in each scenario.

For this reason, the zoning calculation for Growth Scenario 2 was selected to forecast traffic operations, inform the new roadway alignments, and assess impacts to the existing network within the study limits. With an average density of 5 dwelling units per acre or approximately 6,101 dwelling units, it provides a mid-range development scenario that accounts for a mix of residential uses and lot sizes consistent with existing patterns in the City and future land use designations in Envision 2044. This scenario would generate approximately 46,951 total new daily trips within the study area at full buildout.

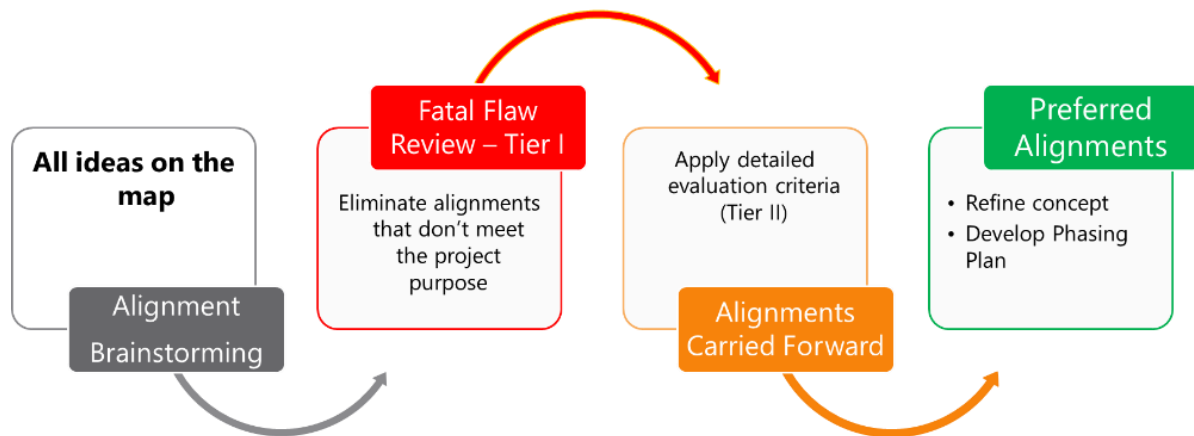
Conceptual Alignments

The East Lewiston Orchards area is expected to experience significant residential growth under future buildout conditions. To accommodate this growth and improve local and regional connectivity, a series of conceptual roadway alignments were developed and evaluated. The intent of this process was to identify feasible east-west and north-south roadway corridors that enhance accessibility, distribute traffic efficiently, and minimize impacts to existing development and environmental constraints. This section introduces the evaluation framework, the initial set of conceptual alignments, and documents the analysis process to develop the recommended concept plan.

Evaluation Process

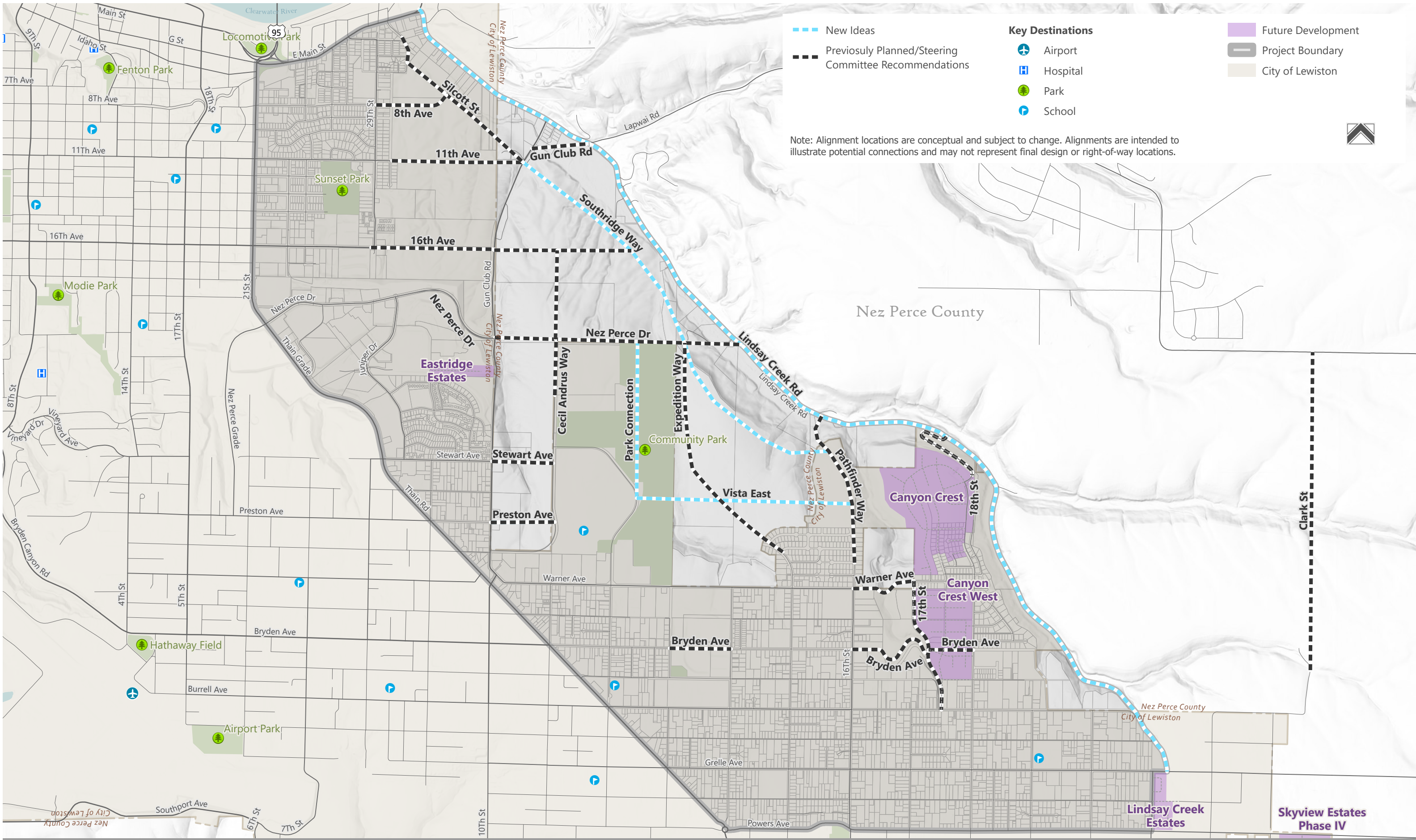
The evaluation of conceptual roadway alignment followed a two-tier process. The step-by-step approach included:

- **Alignment Brainstorming:** Compiled all potential corridor ideas for consideration.
- **Tier 1 – Fatal Flaw Analysis:** Screened alignments to verify they meet the project’s purpose and need and eliminated those with clear environment, topographic, or constructability constraints.
- **Tier 2 – Detailed Evaluation:** Assessed remaining alignments using operational, multimodal, cost and property impact criteria.
- **Preferred Alignments:** Identified preferred alignments.



Initial Alternatives

This process began with a broad set of alignment ideas developed from previous planning efforts, steering committee input, and new connections identified as part of this study. They are shown in Figure 12.



Tier 1 - Fatal Flaw Analysis

The Tier 1 screening provided an initial, high-level evaluation to identify alignments that clearly do not meet the project's intent or that have major implementation barriers. Each alignment was qualitatively evaluated against five criteria:

- Consistent with Purpose and Need
- Consistent with Adopted Plans
- Maintains or Enhances Network Connectivity
- Engineering / Constructability Feasibility
- Environmental Impacts

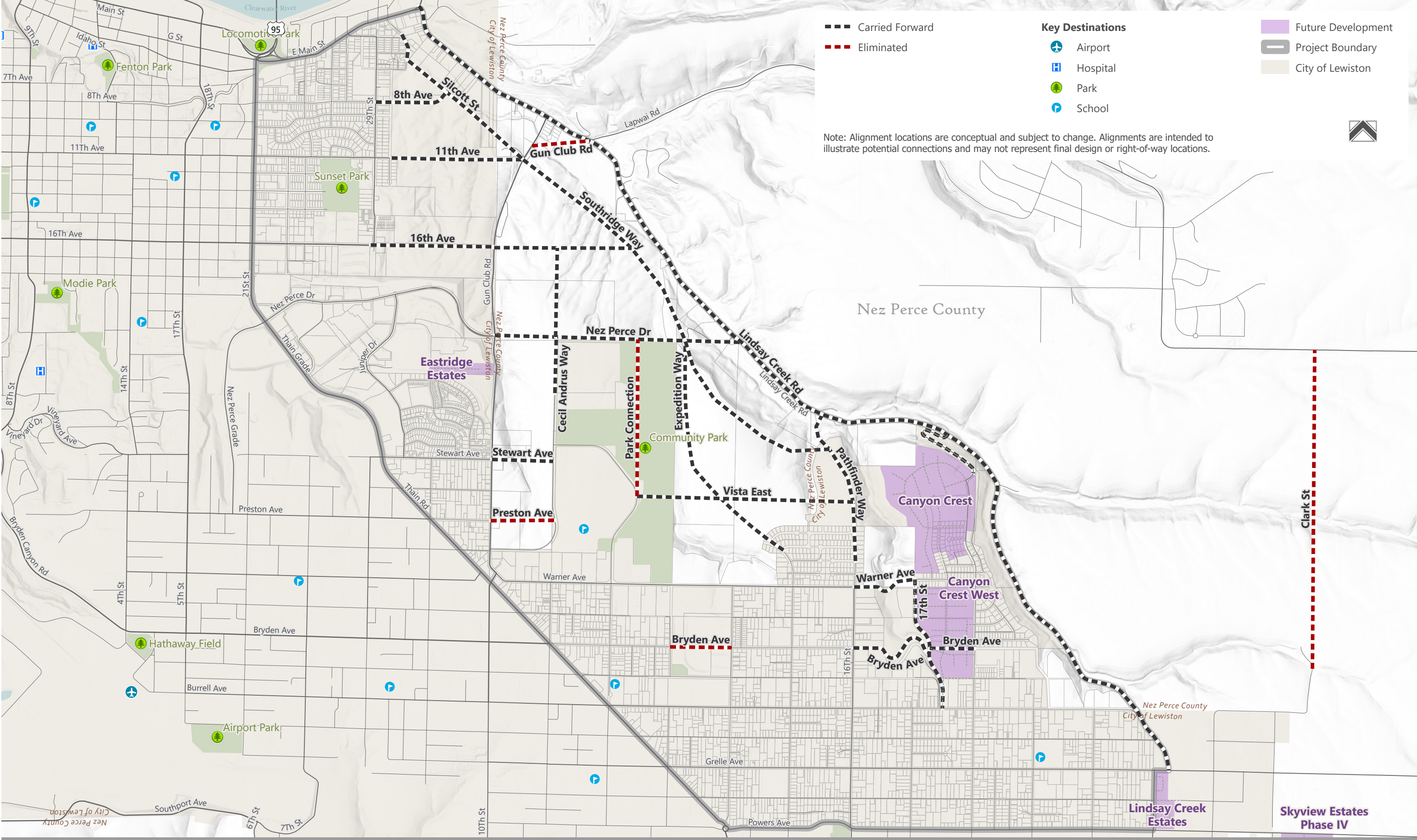
The Tier 1 screening relied on available data, including aerial imagery, topography, existing plans and studies, and local knowledge of roadway, environmental, and utilities conditions. The initial summary of conceptual grading, geometry, environmental, and constructability findings can be found in Appendix B. At this stage, the intent was to identify obvious fatal flaws rather than detailed design-level constraints. Each alignment was rated against the criteria as:

- + Supports project goals or is expected to perform well
- Neutral or uncertain, meaning no clear benefit or issue is identified with available data, or additional study would be needed to confirm.
- Does not support the project goals or presents a known conflict or barrier.

If additional information was needed to make a confident determination, the rating was determined to be neutral and noted for follow-up during Tier 2. Alignments showing one or more negative ratings or clear implementation barriers were considered to have fatal flaws and were not carried forward. The Tier 1 Fatal Flaw Analysis summary is shown in Table 11. Alternatives marked "Eliminate" were determined to have fatal flaws and were not advanced. All remaining alternatives (Carry Forward) moved on to Tier 2 – Detailed Evaluation, as shown in Figure 13.

Table 11 Tier 1 Fatal Flaw Analysis

Alternative	Purpose & Need	Adopted Plans	Network Connectivity	Engineering Feasibility	Environmental Impacts	Results	Comments
11 th Avenue	+	+	+	o	o	Carry Forward	
16 th Avenue	+	+	+	o	o	Carry Forward	
17 th Street	o	+	+	+	o	Carry Forward	
18 th Street	o	+	+	-	+	Carry Forward	
8 th Avenue	+	o	+	o	o	Carry Forward	Traverses a utility mainline
Bryden Ave (13 th -14 th)	-	+	+	-	o	Eliminate	Does not meet purpose & need
Bryden Ave (16 th -18 th)	o	+	+	+	o	Carry Forward	
Cecil Andrus Way	+	+	+	+	o	Carry Forward	
Clark Street	-	+	o	-	o	Eliminate	Outside of project scope
Expedition Way	+	+	+	+	+	Carry Forward	
Gun Club Road	o	o	+	o	o	Eliminate	Does not meet purpose & need
Lindsay Creek Road (Widen to 4+ Lanes)	o	o	o	-	-	Carry Forward	
Nez Perce Drive	+	+	+	o	o	Carry Forward	
Park Connection	+	-	o	-	o	Eliminate	Not supported by adopted park plans
Pathfinder Way	+	o	+	o	o	Carry Forward	
Preston Avenue	+	o	+	o	o	Eliminate	City Resolution #2004-08-099 vacated ROW on Umiker Property
Silcott Street	+	o	+	+	o	Carry Forward	
Southridge Way	+	o	+	+	o	Carry Forward	
Stewart Avenue	+	+	o	o	+	Carry Forward	Potential Avista substation conflict and #2004-08-099 vacated ROW on Umiker Property
Vista East	+	o	+	o	o	Carry Forward	
Warner Avenue/Pioneer Drive	+	+	+	o	o	Carry Forward	



Tier 2 – Detailed Evaluation

This Tier 2 technical analysis included stakeholder input, planning-level traffic analysis, and conceptual engineering to refine alignments and understand how the network would perform under future conditions.

Stakeholder Input

Stakeholder engagement was conducted in parallel with the technical analysis to gather input on site-specific constraints. Input was gathered from the Steering Committee, emergency services, schools, utility providers, and potentially impacted property owners.

The Lewiston City Fire Department and emergency services identified several connections that would improve access to existing development, where it is currently limited. Key routes include 18th Street, Cecil Andrus Way, Warner Avenue/Pioneer Drive, and Stewart Avenue. As development continues, additional corridors such as Southridge Way, 11th Avenue, and 16th Avenue were identified as important for providing redundancy in east-west and north-south emergency routes.

Discussions with **Lewiston School District and Lewis-Clark State College (LCSC)** highlighted the need for additional east-west connections to relieve congestion on the already-constrained Warner Avenue/10th Street/Thain Road intersection. Key connections supported by both institutions include 16th Avenue, Cecil Andrus Way, Nez Perce Drive, and Stewart Avenue, which provide alternative access to the high school and LCSC campus. Of these, 16th Avenue was identified as having the greatest potential due to its direct connection to the LCSC main campus and its ability to provide an additional access route for high school traffic from that area of town.

Utility providers noted that establishing roadway corridors facilitates the installation and maintenance of utilities needed to serve future development. Avista indicated plans to expand its existing substation on 10th Street near Stewart Avenue, although a timeline has not been established. If Stewart Avenue is extended, an alignment north of the substation would help minimize conflicts with this planned expansion. Avista expressed willingness to coordinate with the City as projects advance.

The **Umiker family** provided background on their property, located generally between 10th Street and Cecil Andrus Way and between Park Avenue and Stewart Avenue. The property has been in the family since 1916 and has been designated as an Idaho Century Farm since 2016. It is currently under 4th-generation ownership and is home to the Clearwater Canyon Cellars winery. In 2004, the family entered into an agreement with the Tri-Partnership composed of the City, Lewiston School District, and Lewis-Clark State College to transfer a portion of their land for the development of a new high school, sports complex, and community park. As part of the agreement, the Preston Avenue and Stewart Avenue ROW was vacated (Resolution #2004-08-099). As a result, Preston Avenue was removed during the fatal flaw analysis and Stewart Avenue shifted to the north to avoid impacts to the Umiker property.

Representatives from the **Canyon Crest HOA** expressed concerns about increased traffic in their neighborhood. They were generally supportive of the Southridge Way alignment to help reduce traffic on Bryden Avenue and Thain Road. Safety concerns were also raised regarding the intersection of 18th Street and Lindsay Creek Road. The HOA representatives were concerned about the impact of new development on Lindsay Creek Road, regardless of whether the roadway is expanded, and emphasized the importance of providing additional access routes for emergency services.

Traffic Analysis

A planning-level traffic analysis was conducted to evaluate how each roadway alignment would perform under full build-out conditions using the selected future growth scenario (an estimated 47,000 new daily trips). By comparison, Thain Road currently carries approximately 20,000–25,000 daily trips, indicating that future demand could significantly increase pressure on the existing network. As shown in Figure 10, existing travel patterns rely heavily on a limited number of corridors, including Thain Road, 21st Street, Bryden Avenue, Gun Club Road, and Lindsay Creek Road. Without additional connections, a significant portion of new trips would be added to these same corridors, increasing congestion and reducing overall network performance.

The analysis assumed a connected roadway network allowing trips to shift as new routes become available (the full analysis can be found in Appendix C). Table 12 summarizes the redistribution of existing trips from congested corridors such as Thain Road and 21st Street under future conditions.

Table 12 Existing Trip Redistribution

Alignment	Existing AADT	Existing New Trips from Study Area	Existing Trips Diverted to New Network
Warner Ave	3,800	2,660	-1,330
Lapwai Rd	5,700	3,990	-399
21st Street	23,590	11,795	-2,359
Thain Road	21,660	11,913	-2,383

Existing and new trips were then distributed across the network based on existing travel patterns.

- Route volume estimates indicate that at least one higher-capacity arterial is needed to accommodate future demand and relieve congestion on existing constrained corridors; therefore, Southridge Way was modeled as an arterial.
- Under full build-out, all alignments are expected to operate within capacity, as collector roadways.
- If future development occurs at higher densities than assumed, some corridors may require additional capacity.

Table 13 details the results of the traffic analysis, including the percent of new daily trips assigned to each alignment, the volume to capacity (V/C) ratios, and the associated Level of Service (LOS).

Table 13 Alignment V/C Ratios

Roadway	Percent of New Daily Trips	Existing Segment v/c Ratio	New Segment v/c Ratio	Future LOS*
New Alignments				
Southridge Way	22.9%	N/A	0.66	C
8th Avenue	4.0%	N/A	0.18	A
11th Avenue	5.8%	N/A	0.26	A
16th Avenue	14.5%	N/A	0.65	C
Cecil Andrus Way/Park Avenue	2.8%	N/A	0.12	A
Nez Perce Drive	9.4%	N/A	0.42	B
Stewart Avenue	3.3%	N/A	0.15	A
Park Connection	1.5%	N/A	0.07	A
Lindsay Lane (Widen to 4+ Lanes)	1.6%	N/A	0.07	A
Vista East	2.5%	N/A	0.11	A
Pathfinder Way	4.2%	N/A	0.19	A
Expedition Way	0.2%	N/A	0.01	A
18th Street	0.7%	N/A	0.03	A
Pioneer Drive	2.6%	N/A	0.12	A
Bryden Avenue (16 th to 18 th)	6.3%	N/A	0.28	A
17th Street	1.8%	N/A	0.08	A
Warner Avenue/Pioneer Drive	7.9%	0.36	0.59	C
Lapwai Road	1.2%	0.46	0.47	B
Existing Alignments				
Lindsay Creek Road	-	0.15	0.38	B
21st St	-	0.76	0.84	F
Thain Road	-	0.83	0.87	E
*Consistent with the 2020 Lewiston Transportation Plan				

The most critical alignments for traffic operations include:

- Southridge Way
- 16th Avenue
- Nez Perce Drive

Additional routes that provide important network redundancy include:

- 8th Avenue
- 11th Avenue
- Stewart Avenue

Conceptual Engineering

The alignments were refined using 3D modeling software (Infraworks) to find the path of “least resistance” and develop concepts consistent with City design standards. Design assumptions include:

- **Arterials:** 100-foot ROW to accommodate a five-lane cross section with bike lanes, sidewalks, and utility easements
- **Collectors:** 80-foot ROW to accommodate a two-lane cross section with bike lanes, sidewalks, and utility easements
- **Design speed:** 35 MPH
- **Maximum grades:** 12% (used for planning purposes; it is anticipated that the final design could meet the City standard of 10% with detailed engineering)
- **Cut and Fill Slopes:** 3:1 (In areas with extensive cut and fill sections, bridges were also modeled to determine which option was the least impactful based on the evaluation criteria).

Table 14 summarizes the key refinements.

Table 14 Network Refinements

Alignment	Refinement Considerations
11 th Avenue	■ Realigned to tie into Southridge Way rather than Gun Club Road. Reduced cut/fill and average grade from 25% to 10%.
17 th Street	■ Realigned to connect to the existing Parkridge Way to reduce cut/fill.
Bryden Avenue (16 th – 18 th)	■ Modified intersection at 17th Street to reflect the 17th Street alignment and maintain network connectivity.
Cecil Andrus Way / Park Avenue	■ Adjusted to avoid exceeding 15% slope and improve connection to Southridge Way. ■ Realigned segment between Nez Perce Drive and 16th Avenue to reduce grades and horizontal curvature.
16 th Avenue	■ Modified to reduce cut/fill and avoid wetlands. ■ Extended south to tie into Gun Club Road to reduce grades.
Nez Perce Drive	■ Realigned to reduce cut/fill and avoid the need for a major bridge structure. ■ Adjusted to maintain connection to the existing alignment and tie into Southridge Way. ■ Eastern segment shifted north to eliminate bridge.
Expedition Way	■ Original canyon alignment removed due to extension of Southridge Way. ■ Kept existing section and reconnected to Southridge Way to maintain network connectivity.
Pathfinder Way	■ Realigned to reduce cut/fill, minimize elevation changes, and improve tie-ins to existing access points.
Stewart Avenue	■ Refined to cross the canyon perpendicularly, reducing bridge span length and improving constructability. ■ Adjusted to connect to Cecil Andrus Way /Community Drive intersection while avoiding impacts to the Umiker property.
Vista East	■ Western segment removed due excessive crossing length for a connection to Community Drive.
Warner Avenue/Pioneer Drive	■ Modified to improve horizontal curvature and better accommodate design speed.

Southridge Way Alternatives

Given the importance of Southridge Way as a primary north–south corridor, three alignment alternatives were also developed and evaluated to better understand tradeoffs of the different routing (Figure 14). Key characteristics of each alternative are summarized below.

Alternative 1 – Southridge Way via Silcott Corridor

- Recommends Southridge Way as the primary arterial
- Provides a direct continuous route from East Orchards toward downtown Lewiston and 21st Street
- Utilizes existing Silcott Street extension ROW
- Routes arterial traffic through the existing Silcott Street to Main Street

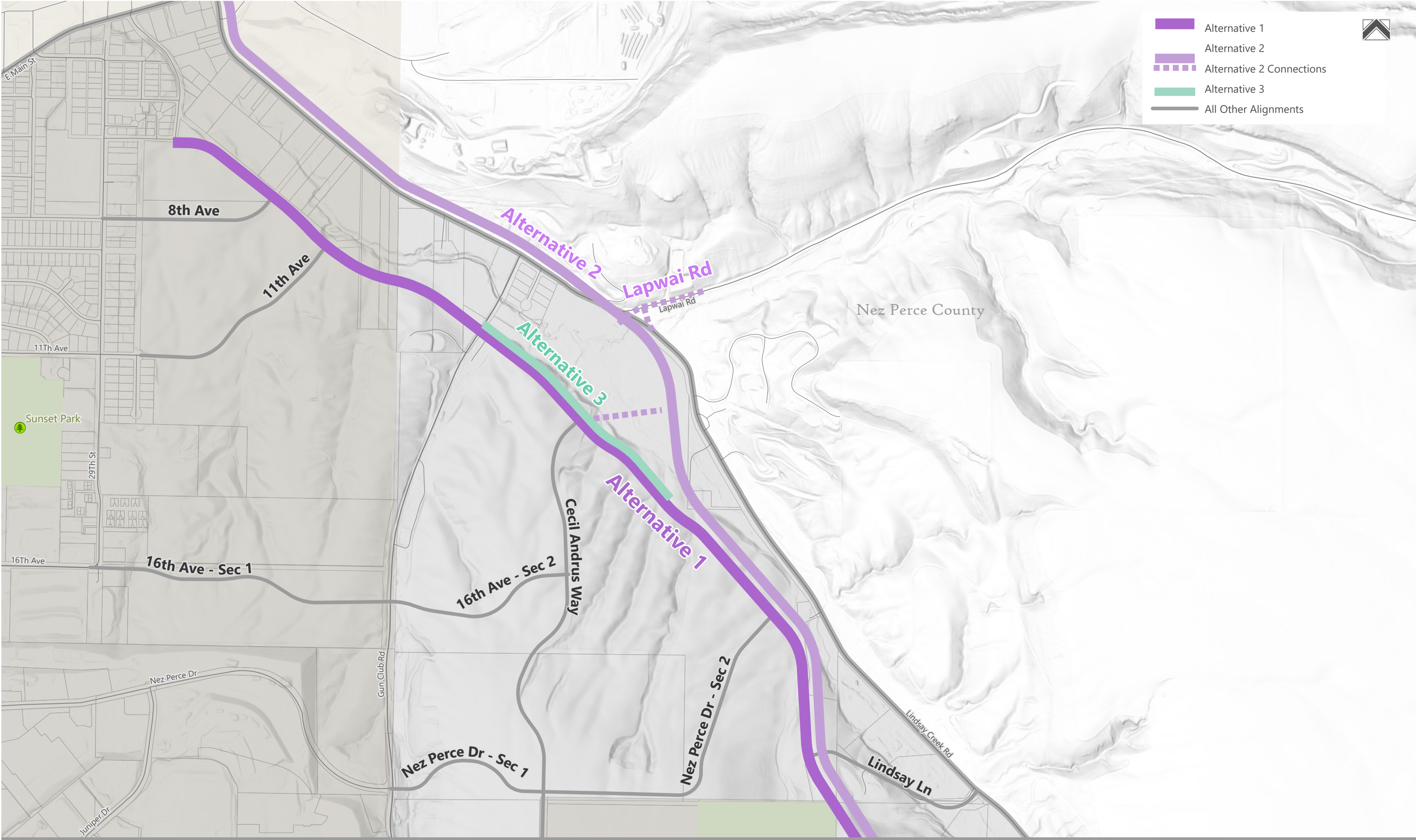
Alternative 2 - Southridge Way via Lindsay Creek Road/Lapwai Road

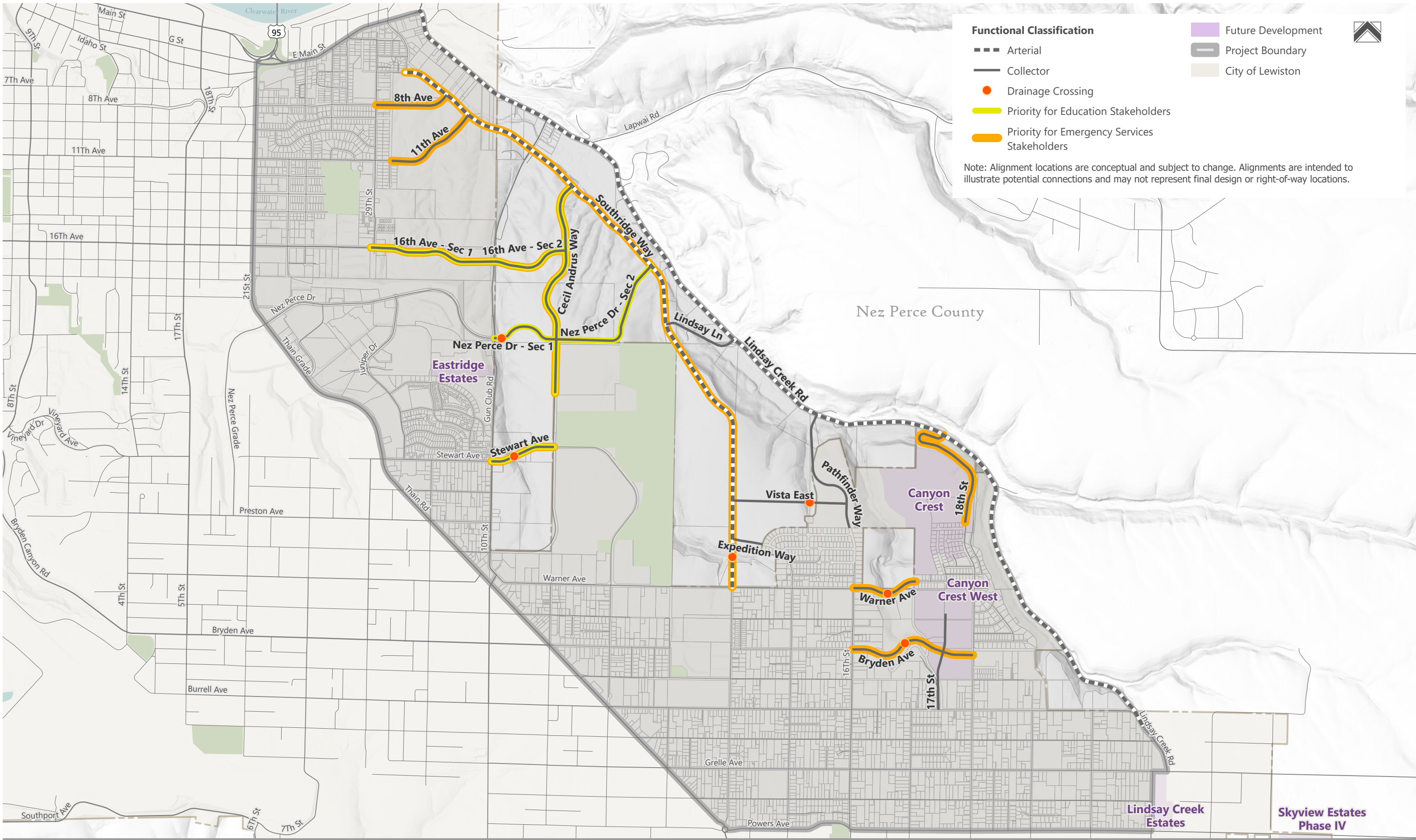
- Routes arterial traffic to the existing Lindsay Creek Road near the intersection with Lapwai Road
- Utilizes the existing major intersection of Main Street and Lindsay Creek Road/Lapwai Road
- Results in greater impacts to existing structures and wetlands

Alternative 3 - Southridge Way via Gun Club Road

- Uses Gun Club Road to connect Southridge Way to Lindsay Creek Road
- Provides a less direct arterial connection to Main Street

Figure 15 illustrates the refined alignments and the proposed functional classifications based on anticipated traffic demand.





Tier 2 Evaluation Results

The Tier 2 evaluation was conducted to compare alignments, understand tradeoffs, and inform prioritization and implementation decisions. Evaluation criteria and scoring thresholds were developed based on available data, City design standards, and engineering best practices. Table 15 summarizes the scoring criteria used to evaluate each alignment. For more details on the roadway design criteria review, the conceptual data used, and the scoring results, see Appendix D.

Table 15 Tier 2 Scoring Criteria

Criteria	Does Not Meet Criteria	Minimally Meets Criteria	Meets Criteria	Exceeds Criteria
				
Traffic Operations* <i>% of new daily trips served</i>	< 1%	< 9% and > 1%	< 20% and > 9%	> 20%
# of Existing Structures Impacted	1 or more	N/A	Zero	N/A
Square Feet of Regulatory Floodways Impacted	Alignment w/ greatest square footage	< 70,00 SF and > 16,000 SF	> 1 SF and < 16,000 SF	No impact
Square Feet of Mapped Wetlands / Drainages Impacted	Alignment w/greatest square footage	< 150,00 SF and > 6,500 SF	> 1 SF and < 6,500 SF	No impact
Estimated Cost Per Linear Foot	> \$9000	< \$9000 and > \$6000	< \$6000 and > \$3000	< \$3000
Cut/Fill Slope <i>% of slope that exceeds ROW</i>	> 30%	< 30% and > 20%	< 20% and > 10%	< 10%
Roadway Grade**	> 12%	N/A	N/A	< 12%
*Traffic operations: Weighted 3x more heavily to reflect the project purpose of efficiently and safely moving people and goods. **10% is the maximum grade per City standards, however, because of the conceptual level engineering, a 12% grade was used – it is assumed that with accurate surveying and detailed engineering, a 10% grade could be achieved.				

Bridge vs. Cut-and Fill Evaluation

For alignments crossing canyons or waterways, bridge and cut-and-fill (culvert) configurations were evaluated to determine which option minimized overall impacts. This evaluation was conducted to balance environmental impacts, constructability, and cost when selecting the preferred configuration for each crossing. Bridges are recommended for:

- Stewart Avenue
- Southridge Way

Cut and fill slopes with culverts are recommended for:

- Bryden Avenue
- Vista East
- West Nez Perce Drive
- Warner Avenue / Pioneer Drive.

Table 16 summarized the comparative evaluation. In all cases, bridge options are feasible and would reduce ROW impacts but may increase costs. Detailed results are included in Appendix D.

Table 16 Bridge Versus Cut and Fill

Alignment	Traffic Operations	Impacts to Existing Structures	Impacts to Regulatory Floodway	Impacts to Wetlands/Drainage	Estimated Cost	Slope	Grade
W Nez Perce Drive ¹	●	●	●	●	●	●	●
W Nez Perce Drive ²	●	●	●	●	●	●	●
Vista East ¹	●	●	●	●	●	●	●
Vista East ²	●	●	●	●	●	●	●
Southridge Way Alternative 1 via Silcott Corridor ^{1,3}	●	●	●	●	●	●	●
Southridge Way Alternative 1 via Silcott Corridor ^{2,3}	●	●	●	●	●	●	●
Stewart Avenue ¹	●	●	●	●	●	●	●
Stewart Avenue ²	●	●	●	●	●	●	●
Bryden Avenue (16 th to 18 th) ¹	●	●	●	●	●	●	●
Bryden Avenue(16 th to 18 th) ²	●	●	●	●	●	●	●
Warner Avenue/Pioneer Drive ¹	●	●	●	●	●	●	●
Warner Avenue/Pioneer Drive ²	●	●	●	●	●	●	●
Notes: ¹ Alignment includes a bridge structure ² Alignment includes cut and fill slopes with a culvert ³ Southridge Way Alternative 1 was used for the analysis.							

Alignment Prioritization

The scoring for the future arterial and collector roadway alignments, incorporating the preferred bridge or cut-and-fill option, is summarized in Table 17. Scoring is based on high level conceptual engineering and full survey and detailed engineering analysis will be required to confirm initial findings. Prioritization reflects the relative importance of each corridor in supporting future traffic demand, improving connectivity, and balancing environmental and cost considerations. Key corridors such as Southridge Way, Nez Perce Drive, and Expedition Way were identified as high priority due to their ability to carry future traffic demand while balancing impacts and cost. These alignments form the backbone of the future roadway network.

Table 17 Tier 2 Evaluation Results

Alignment	Traffic Operations	Impacts to Existing Structures	Impacts to Regulatory Floodway	Impacts to Wetlands/Drainage	Estimated Cost	Slope	Grade	Priority	Comments for Scores that “Do Not Meet Criteria”
W Nez Perce Drive	●	●	●	●	●	●	●	High	Higher percentage of cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.
Southridge Way Alternative 1 via Silcott Corridor	●	●	●	●	●	●	●	High	Silcott ROW is already dedicated. Bridge likely needed to cross ravine north of Warner Ave.
E Nez Perce Drive	●	●	●	●	●	●	●	High	Preliminary grade estimates exceed 12% to make a connection to Southridge Way.
Expedition Way	●	●	●	●	●	●	●	High	Only forecast to carry 0.2% of new trips, as it connects to existing development.
Southridge Way Alternative 3 via Gun Club Road	●	●	●	●	●	●	●	High	Widening of Gun Club and Lindsay Creek Roads would likely impact existing structures on private property. Bridge likely needed to cross ravine north of Warner Ave.
Southridge Way Alternative 2 via Lindsay Creek Road/Lapwai Road	●	●	●	●	●	●	●	High	Higher impacts to floodway and wetlands compared to the other Southridge Way alternatives. Bridge likely needed to cross ravine north of Warner Ave.
Cecil Andrus Way	●	●	●	●	●	●	●	Medium	Minimal cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.
Vista East	●	●	●	●	●	●	●	Medium	Higher percentage of cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.
17th Street	●	●	●	●	●	●	●	Medium	The path of least resistance through topography would impact existing residential property structures.
E 16th Avenue	●	●	●	●	●	●	●	Medium	Preliminary grade estimates exceed 12% for the connection to Cecil Andrus Way.
Stewart Avenue	●	●	●	●	●	●	●	Medium	A bridge is likely needed to cross ravine.
W 16th Avenue	●	●	●	●	●	●	●	Medium	Higher percentage of cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.
8th Avenue	●	●	●	●	●	●	●	Low	Higher percentage of cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.

Alignment	Traffic Operations	Impacts to Existing Structures	Impacts to Regulatory Floodway	Impacts to Wetlands/Drainage	Estimated Cost	Slope	Grade	Priority	Comments for Scores that "Do Not Meet Criteria"
11th Avenue	●	●	●	●	●	●	●	Low	Higher percentage of cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.
Bryden Avenue (16 th to 18 th)	●	●	●	●	●	●	●	Low	Higher percentage of cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.
Lindsay Creek Road (Widening to 4+ Lanes)	●	●	●	●	●	●	●	Low	Cut/fill and slope limits are expected to impact structures, floodways, Lindsay Creek, and wetlands.
18th Street	●	●	●	●	●	●	●	Low	Only forecast to carry 0.7% of new trips, as it connects to existing development. A horizontal curve on this segment could not be modified to meet City Design Standards for the operating speed of 35 MPH.
Warner Avenue/Pioneer Drive	●	●	●	●	●	●	●	Low	Higher percentage of cut/fill and slope limits are expected to fall outside of ROW limits due ravine crossing.
Pathfinder Way	●	●	●	●	●	●	●	Not a Priority	Preliminary grade estimates exceed 12% to make a connection to Lindsay Creek Road.
Lindsay Lane	●	●	●	●	●	●	●	Not a Priority	Cut/fill that would impact structures and Lindsay Creek.
Scoring is based on high level conceptual engineering and full survey and detailed engineering analysis will be required to confirm initial findings.									

ELTNA Concept Plan

The concept plan (Figure 16) establishes a framework for the future roadway network to assure that adequate transportation facilities are provided concurrently with the impacts of development in order to support growth, mobility, and access within the East Lewiston Orchards area. It identifies general corridors and is intended to be flexible to accommodate site-specific conditions and development patterns:

- The alignments are based on conceptual engineering. Actual alignments will require additional refinement based on project design, surveying, engineering, and site conditions.
- Alignments may shift as long as the new alignment meets the purpose and need of the original alignment for connectivity and traffic operations; **and** the “developer” can demonstrate the alternative alignment reduces the construction footprint, would displace fewer residents/businesses, and/or is more technically or financially feasible.
- ROW should be preserved based on the functional classification of the proposed alignments; however, roadways may initially be constructed with lower-capacity cross sections and expanded as traffic demand increases. For example, Southridge Way may initially be constructed as a two-lane facility and expanded as traffic demand increases.
- Local roadway alignments will be determined through future subdivision development and should connect to the identified arterial and collector network.
- The roadway network is expected to be constructed incrementally over time as development occurs.

Recommended Network

The recommended network is anchored by a connected system of arterial and collector roadways designed to distribute traffic, improve access, and reduce reliance on existing corridors such as Thain Road and 21st Street. Project “cut sheets” were developed for each conceptual alignment (Appendix E). These sheets document key characteristics and design constraints.

- **Southridge Way** is recommended as the primary north–south arterial. Any of the three alignments evaluated may be implemented, as each was determined to be viable. Final selection should consider site-specific constraints, cost, and environmental impacts during project development.
- **Nez Perce Drive (east and west segments)** is identified as a high-priority corridor that supports overall network connectivity and carries a significant share of future traffic demand.
- **Expedition Way** is also identified as high-priority, despite carrying less traffic; the short segment and lack of environmental constraints make it a cost-effective connection.
- **16th Avenue** and other east–west connections provide critical access to major destinations, including Lewiston High School and the LCSC campus, and improve overall network balance.
- Additional connections, including **8th Avenue, 11th Avenue, and Stewart Avenue**, provide important network redundancy and support local circulation and emergency access.

Lower-Priority and Non-Priority Alignments

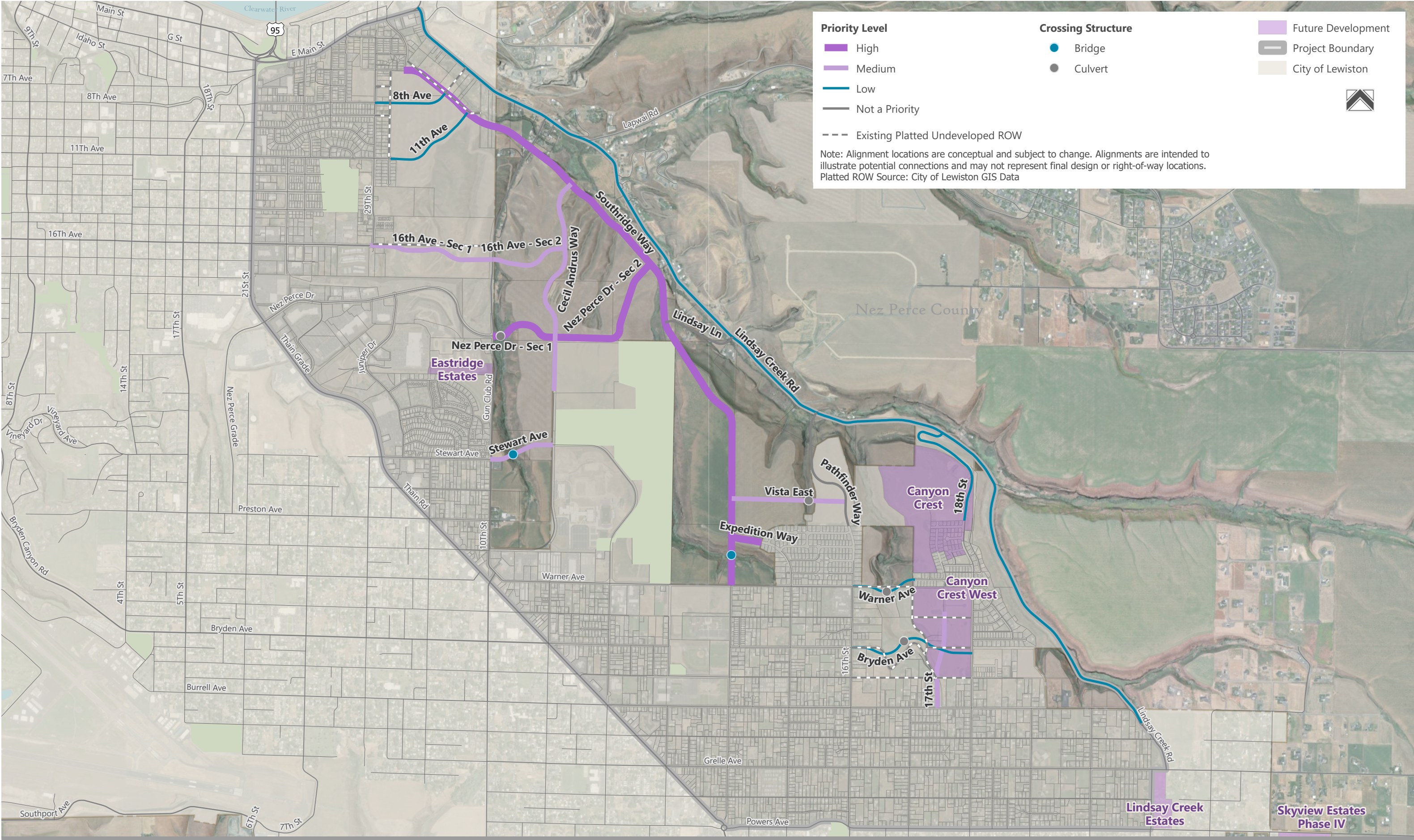
- **Lindsay Creek Road Widening (to four lanes)** is not recommended as a priority improvement due to topographic and environmental constraints. Network performance benefits can be achieved more effectively through construction of Southridge Way.
- **Pathfinder Way and Lindsay Lane** are not recommended as priority corridors due to steep grades, substantial impacts to floodways, wetlands, and existing structures. These connections may still be considered for local access but are not required for overall network performance.

Public Open House

In May 2026, an online and in person open house were held to share the Concept Plan with community members and gather feedback. More than 20 people attended the in person event and there were approximately 887 visits to the online open house.

Overall, feedback on the Concept Plan was positive and attendees expressed support for the proactive planning approach and general corridor alignments. Concerns that were shared are summarized below:

- Existing roadways will experience increased traffic, in particular Expedition Way.
- Lindsay Creek Road should be widened to 4 lanes in lieu of adding a parallel route.
- The City should focus on maintaining the existing network.
- Native American artifacts may be present in the area.
- More effort should go to increasing transit hours and routes.
- There needs to be a plan for the Lapwai Road intersection.
- 10th, Warner, and Thain need to be addressed.



Next Steps

The ELTNA Concept Plan provides a clear and adaptable framework to guide future transportation investments in the East Lewiston Orchards area. By identifying key corridors, prioritizing improvements, and outlining implementation strategies, the plan positions the City and its partners to proactively manage growth, improve mobility, and enhance connectivity. As development occurs, continued coordination and refinement will be essential to be sure the roadway network evolves in a manner consistent with the vision and goals established in this plan.

Key next steps include:

- Updating previously adopted City and County planning documents to include the corridors for ROW preservation:
 - Comprehensive Plans
 - Long Range Transportation Plans
 - Local Transportation Plans
 - City’s Capital Improvement Program (CIP)
- On-going coordination between City, County, and private developers/landowners on subdivision and land use actions to preserve ROW for the corridors and verify consistency on roadway designs.
- Implement ROW preservation strategies, as appropriate. Early preservation of key corridors will be important to avoid increased costs and potential conflicts as development occurs.
- Monitor traffic conditions and development activity to inform when improvements are warranted, with a focus on higher-priority corridors for early implementation efforts.
- Pursue funding opportunities to support implementation.

Right-of-Way Preservation Strategies

To accommodate future roadway alignments and make multimodal connections to the existing roadway network, new public ROW corridors will be needed. The necessary ROW can be acquired or preserved through various techniques, including regulatory controls, early land acquisition, and collaborative and legal approaches as described below.

Regulatory controls and planning. Agencies have authority to manage and control development along transportation corridors.

- **Adopted Plans/Official mapping:** These documents provide the legal framework that enables agencies to require ROW dedication and improvements through other zoning and subdivision regulations. Examples include Comprehensive Plans, Long Range Transportation Plans, Corridor Plans, and Capital Improvement Plans.
- **Subdivision regulations:** These regulations require property owners to dedicate ROW for public use (roads, utilities, and sidewalks) when they subdivide their land or construct a new development. The developer is typically responsible for all costs associated with acquiring and dedicating the right-of-way and constructing required improvements. Developers may also be required to fund or construct off-site improvements to mitigate the impact of their project on the surrounding area, such as new turn lanes or signals. Agencies may offer options for funding the improvements.

- **Developer reimbursement agreements:** Agencies may allow developers to enter into an agreement to recover a portion of their construction costs from subsequent developers who use the newly installed infrastructure.
- **Fee-in-lieu:** Agencies may allow a developer to pay a fee instead of making physical improvements. This money is then used by the agency to fund infrastructure improvements elsewhere.
- **Deferred agreements:** An agency might enter into a deferral agreement with a developer for improvements that are not immediately necessary. However, the improvements must be completed at a later date, or the deferral must be renegotiated
- **Development moratoria:** Agencies can temporarily freeze new development in a designated corridor to give planners time to acquire necessary land.

The City primarily uses **regulatory controls and planning** for establishing ROW. The primary enabling legislation for local governments to regulate subdivisions is found in Idaho Code Title 67, Chapter 65, known as the Local Land Use Planning Act, and Title 50, Chapter 13, Plats and Vacations. These statutes grant authority to cities and counties to develop comprehensive plans and implement ordinances that govern subdivision developments.

The City's Code of Ordinances, Chapter 32 Subdivisions, defines the responsibilities of the subdivider in planning, constructing, and financing the public street and utility improvements as part of the subdivision process. In summary, the subdivider is responsible for designing and constructing all improvements in conformance with adopted City standards and codes:

- When a tract is subdivided and any part of the street, and/or bike or pedestrian facility is designated in an adopted master transportation plan, comprehensive plan or neighborhood plan, the facility must conform with the plan.
- Certain proposed streets must be extended to the tract boundary to provide future connections with adjoining unplatted land.
- The subdivider is responsible for the design and installation of all streets and alleys within the subdivision.
- Final plats must include a statement of dedication for all streets, alleys, crosswalks, drainageways, pedestrian ways, and other easements for public use.
- The council may modify the application of the regulations as deemed appropriate for public health, welfare, or safety.

The City established a Development Impact Fee Advisory Committee (DIFAC) in October 2023 to develop a new traffic impact fee (TIF). A TIF is used to pay for transportation projects needed to accommodate the demands on the transportation system created by new development. Idaho Code Title 67, Chapter 82, known as the Idaho Development Impact Fee Act, establishes the framework for governmental entities to impose development impact fees to offset the costs of capital facility improvements needed to serve that development. The Act outlines the requirements for these fees, including the need for a Capital Improvements Plan, procedures for imposition, proportionate share calculations, and rules for the use, credits, and refunds of collected fees. Since the decision to establish the DIFAC, the City has paused its plans for moving forward with a TIF.

Land Acquisition. This involves the state, county, or city (agencies) purchasing land and/or property rights for a future transportation corridor.

- **Advance acquisition:** Agencies purchase land for a future road within a planned corridor. This allows for the proactive purchase of land at current market value, which may increase over time due to development pressure.
- **Acquisition of easements:** Easements can restrict development on a specific strip of land on either side of the road, protecting the corridor for future use.
- **Land swaps:** Government agencies can exchange land or easements with property owners within a corridor.

Collaborative and Legal Approaches

- **Intergovernmental cooperation:** Formal agreements between state, regional, and local agencies to coordinate corridor planning and acquisition. This may include requiring notification from local entities before they approve development.
- **Eminent domain:** Government agencies can condemn and acquire private property for public use, including transportation projects, provided they offer just compensation. Key requirements are that the property must be for a public use, and the owner must receive just compensation, typically the property's fair market value.
- **Easement exchange:** Agencies can grant easements over public lands in exchange for similar rights from private landowners.
- **Prescriptive easement:** A private section line easement can become a public ROW through a prescriptive easement if it is formally dedicated to public use and accepted by the governmental entity, or if the public has used and the governmental entity has maintained the road for the statutory timeframe (five years before 2006 and now 20 years).

Appendix A

Plan and Policy Summary Matrix

Existing Plan and Policy Summary		
Plan	Proposed New Connections	Planned Improvements to Existing Facilities
Thain Road Corridor Study	• Nez Perce Dr (Gun Club Rd to Lindsay Creek Rd) • 18th Street (Pioneer Dr to Lindsay Creek Rd)	Intersection Projects • Preston Ave / Thain Rd (New Signal & Realignment) • Bryden Ave / Thain Rd (Leading Ped Interval & Realignment) • Alder Ave / Thain Rd (Realignment) • Vista Ave / Thain Rd (Side Street Closure) • Park Ave/ Thain Rd (Side Street Closure) • Linden Ave / Thain Rd (Side Street Closure) • 11th St / Thain Rd (Side Street Closure) • Stewart Ave / Thain Rd (Leading Ped Interval) • Burrel Ave / Thain Rd (Leading Ped Interval) • 9th St / Thain Rd (Side Street Closure) Access Management Projects • Warner Ave / Thain Road (Access Consolidation) • Thain Rd From Vista Ave to Park Ave (Median Control) • Thain Rd From Linden Ave to Grelle Ave (Median Control)
City of Lewiston Transportation Plan	• Warner Ave (16th to Lindsay Creek Rd) • 18th Street (Pioneer Dr to Lindsay Creek Rd) • Nez Perce Dr (Gun Club Rd to Lindsay Creek Rd) • Cecil Andrus Way (Extend to future Nez Perce Dr) • 11th Ave (29th St to Gun Club Rd) • 16th Ave (29th St to Gun Club Rd)	Roadway Classification Upgrade to Collector • Bryden Ave (Thain Rd to 16th St) • 18th St (Rion Ave to Pioneer Dr) • Warner Ave (Thain Rd to 16th St) Intersection Projects • Powers Ave/16th St • Ripon Ave/14th St • Warner Ave/10th St Segment Projects • Thain Rd. Main St to Grelle Ave.
LCVMPO Regional Safety Action Plan		Intersection Projects • Powers Ave/16th St • Powers Ave/17th St • Powers Ave/18th St • Burrell Ave/14th St • Burrell Ave/15th St • Burrell Ave/16th St • Grelle Ave/17th St • Alder Ave/15th St • Thain Rd/Powers Ave Segment Projects • Bryden Ave • Thain Rd
LCVMPO LRTP	• Warner Ave (16th St to Lindsay Creek Rd)	Intersection Projects • Lindsay Creek/Lapwai. Realignment. • Thain Rd/Bryden Ave. Realignment & Widen. • Bryden Ave/8th St. New Signal or PHB • Bryden Ave/10th St. Signal & lane reconfiguration. • Thain Rd/Preston Ave. New Signal • Vista Ave / Thain Rd (Side Street Closure) • Park Ave/ Thain Rd (Side Street Closure) • Linden Ave / Thain Rd (Side Street Closure) • 11th St / Thain Rd (Side Street Closure) • 9th St / Thain Rd (Side Street Closure) Access Management Projects • Thain Rd From Vista Ave to Park Ave (Median Control) • Thain Rd From Linden Ave to Grelle Ave (Median Control) Segment Projects • Gun Club Rd. Safety Improvements. Lapwai Rd to Stewart Ave. • Warner Ave. Sidewalk infill/SUP, widen to 3 lanes, 13th St to 16th St.

Existing Plan and Policy Summary		
Plan	Proposed New Connections	Planned Improvements to Existing Facilities
LCVMPO TIP		PHB Projects - Thain Rd/Alder Ave - Thain Rd/Cedar Ave - Thain Rd/Linden Ave Segment Projects - Bryden Ave reconstruction. 4th St to 7th St. - Gun Club Rd. Safety Improvements. Lapwai Rd to Stewart Ave. - Burrel Ave Sidewalk Infill. 1200-1300 Block.
Nez Perce County Transportation Plan	- Expedition Way/Pathfinder Way (Warner Ave to Lindsay Creek Rd) - Nez Perce Dr (Gun Club Rd to Lindsay Creek Rd) - Cecil Andrus Way (Extension to Future Nez Perce Dr) 18th Street (Pioneer Dr to Lindsay Creek Rd) 11th Ave (29th St to Gun Club Rd) 16th Ave (29th St to Gun Club Rd)	Intersection Projects - Lindsay Creek/Lapwai. Realignment. - Gun Club & Lapwai. Signal or Roundabout. Segment Projects - Gun Club Rd. Safety Improvements. Lapwai Rd to Stewart Ave.
Lewiston Stormwater Masterplan 2019 Gun Club Study 2016	- Nez Perce Dr (Gun Club Rd to Lindsay Creek Rd) 11th Ave (29th St to Gun Club Rd) 16th Ave (29th St to Gun Club Rd)	Stormwater Projects - Lindsay Creek. - Thain Rd. Intersection Projects - Gun Club & Lapwai. Signal or Roundabout. 10th & Warner turn lanes and stop control.
Lewiston Community Park Master Plan	Nez Perce Dr (Gun Club Rd to Lindsay Creek Rd) *ROW reserved for Nez Perce Dr extension on N edge.	Construction of the Community Park in large parcel near High School and LCSC Tech Center.
East Orchard's Transportation Plan		Intersection Projects - Thain Rd/Bryden Ave. Widen & Realign intersection, 2 left turn lanes from Bryden to NB Thain. Segment Projects - Warner Ave, widen to 3 Lanes. 10th to 16th. - Burrell Ave, Rebuild cross-section into a collector. 14th St to 18th St. - Bryden Ave, widen to 5 lanes. 4th St to Thain.
Development Applications	Canyon Crest West Vacated Bryden Ave ROW.	Canyon Crest West - Airway Ave planned, 17th St planned. The Estates at Canyon Crest 18th St development to Lindsay Creek. - Roundabout at NE jog downhill. PLANNED UNIT DEVELOPMENT - Pathfinder Way development North - Expedition Way Development North

Appendix B

Tier 1 Analysis

Appendix C

Traffic Analysis

Traffic Analysis

Using the Scenario 2 buildout forecast (estimated 46,951 new trips), traffic was allocated to a set of defined zones within the East Lewiston area. This zoning approach was used to distribute future traffic based on existing travel patterns and planning-level assumptions. The amount of buildable land within each zone was calculated to estimate how many trips would originate in or be attracted to each zone.

Figure C.1 illustrates the seven buildable area zones, and Table C.1 summarizes the distribution of area, proportional share, and estimated trips assigned to each zone.

Figure C.1. East Lewiston Buildable Area Analysis Zones

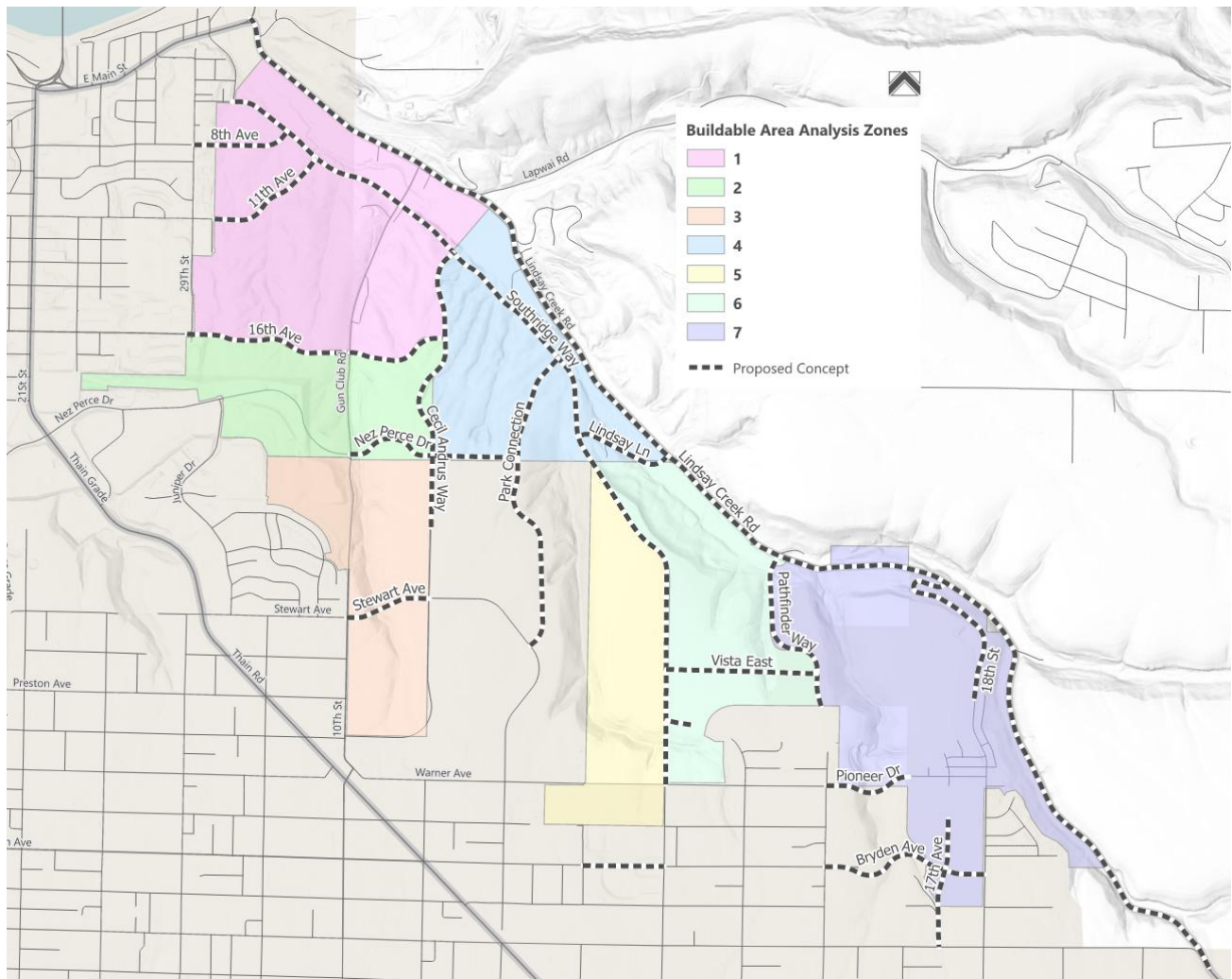


Table C.1. East Lewiston Buildable Area Zones Traffic Distribution

Zone	Area (sq/ft)	Proportion	Trips Rounded
Zone 1	12,226,444.82	20.9%	9,825
Zone 2	6,107,953.17	10.5%	4,908
Zone 3	6,908,504.82	11.8%	5,552
Zone 4	8,026,454.51	13.7%	6,450
Zone 5	6,583,339.65	11.3%	5,290
Zone 6	7,693,343.03	13.2%	6,182
Zone 7	10,881,270.47	18.6%	8,744
Total	58,427,310.47	100.0%	46,951

Based on existing travel patterns, available buildable land, and the assumed growth scenario, trips were then reassigned across the roadway network to represent future conditions. Both existing and new trips were distributed across all potential alignments within the East Lewiston network to evaluate how travel patterns may change as new routes become available. Table C.2 summarizes the total estimated daily new trips generated under these assumptions.

For existing roadways, including Warner Avenue, Gun Club Road, Lapwai Road, Lindsay Creek Road, 21st Street, and Thain Road, trips were either diverted to or from these connections to reflect anticipated travel pattern changes with the new network. Future AADT values were calculated for the build-out scenario using existing AADT data from the 2020 Lewiston Transportation Plan as a baseline and the new trip distribution. These trip adjustments are shown Table C.2.

The resulting Future AADT values were used, in combination with lane configuration and roadway capacity information, to calculate future volume-to-capacity (v/c) ratios for each segment. Existing v/c ratios are also provided for comparison to illustrate changes relative to existing conditions. Segment LOS was calculated based on the new segment v/c ratio following the distribution of future trips.

Table C.2. New Trips Distribution

New Alignments	Total Estimated New Daily Trips	% of New Daily Trips	Existing AADT	Existing Trips from Area	Trips Diverted	Future AADT	Current/ Assigned Functional Class	Lanes	Capacity*	Existing Segment v/c Ratio	New Segment v/c Ratio	Future LOS
New Alignments												
8th Ave	1,895	4.0%	-	-	-	1,895	Collector	2	10,500	N/A	0.18	A
11th Ave	2,740	5.8%	-	-	-	2,740	Collector	2	10,500	N/A	0.26	A
16th Ave	6,786	14.5%	-	-	-	6,786	Collector	2	10,500	N/A	0.65	C
Cecil Andrus Way	1,298	2.8%	-	-	-	1,298	Collector	2	10,500	N/A	0.12	A
Southridge Way	10,743	22.9%	-	-	-	17,214	Minor Arterial	4	26,000	N/A	0.66	C
Nez Perce Dr	4,419	9.4%	-	-	-	4,419	Collector	2	10,500	N/A	0.42	B
Stewart Ave	1,532	3.3%	-	-	-	1,532	Collector	2	10,500	N/A	0.15	A
Park Connection	697	1.5%	-	-	-	697	Collector	2	10,500	N/A	0.07	A
Lindsay Lane	769	1.6%	-	-	-	769	Collector	2	10,500	N/A	0.07	A
Vista East	1,189	2.5%	-	-	-	1,189	Collector	2	10,500	N/A	0.11	A
Pathfinder Way	1,952	4.2%	-	-	-	1,952	Collector	2	10,500	N/A	0.19	A
Expedition Way	97	0.2%	-	-	-	97	Collector	2	10,500	N/A	0.01	A
18th St	337	0.7%	-	-	-	337	Collector	2	10,500	N/A	0.03	A
Pioneer Dr	1,218	2.6%	-	-	-	1,218	Collector	2	10,500	N/A	0.12	A
Bryden Ave (16 th to 18 th)	2,976	6.3%	-	-	-	2,976	Collector	2	10,500	N/A	0.28	A
17 th Street	828	1.8%	-	-	-	828	Collector	2	10,500	N/A	0.08	A
Warner Ave	3,731	7.9%	3800	2660	-1330	6,201	Collector	2	10,500	0.36	0.59	C
Gun Club Road	3,164	6.7%	5500	3300		8,664	Minor Arterial	2	12,500	0.44	0.69	C
Lapwai Rd	585	1.2%	5700	3990	-399	5,886	Minor Arterial	2	12,500	0.46	0.47	B
Total	46,955	100%	-	-	-	-	-	-	-	-	-	-
Existing Alignments**												
Lindsay Creek Road	2,790	-	1,900	1,378		4,690	Minor Arterial	2	12,500	0.15	0.38	B
21st Street	4,663	-	23,590	11,795	-2,359	25,894	Minor Arterial	5	31,000	0.76	0.84	F
Thain Road	3,287	-	21,660	11,913	-2,383	22,564	Minor Arterial	4	26,000	0.83	0.87	E
*Consistent with the 2020 Lewiston Transportation Plan, Appendix E.												
**Captures estimate of new trips that must still travel along this network to get to new alignments.												

Appendix D

Tier 2 Analysis

Tier 2 Analysis

Design Criteria

Cross-sections for collectors and arterials were designed based on the City of Lewiston's design standards detailed in Table D.1 for Residential Collectors and Minor Arterials to inform the conceptual engineering. As detailed in Table D.1, County standards and other classifications were considered in the cross-section design. City standards were selected for further analysis, as the roadways would likely be annexed into the city in the future. The total ROW required for these standards is also the most conservative, providing further contingency for the estimates based on the assumed cross-section.

Table D.1. Design Criteria

	Functional Classification Design Standard Value				
	Local Residential	Local Residential with Infiltration Drainage	Residential Collector	Residential Collector with Infiltration Drainage	Minor Arterial
Total ROW					
City	54'	64'	60'	70'	80'
County	60'	NA	60'-80'	NA	80'-100'
Design/Target/Posted Speed (MPH)					
City	25	25	35	35	35
County	25-35	NA	35-45	NA	35-60
Travel Lane					
City	2, 10' Lanes	2, 10' Lanes	2, 12' Lanes	2, 12' Lanes	4 12' lanes with 4' median, or 2 14' lanes with 12' center turn lane and 6' bike lanes
County	2, 12' Lanes	NA	2, 13' Lanes	NA	2, 14' lanes
Left turn or two-way left turn lane (feet)					
City	NA	NA	NA	NA	12' with 2 14' travel lanes
County	NA	NA	NA	NA	10-16'
Sidewalk (feet)					
City	5'	5'	5'	5'	6'
County	4-8'	NA	4-8'	NA	4-8'
Curb Radius					
City	30'	30'	30'	30'	30'
County	15'	NA	15'	NA	25'
Sidewalk Buffer Zone (feet)					
City	4.5'	10'	5'	10'	7.5'
County	1.5' min	NA	1.5' min	NA	1.5' min
On-Street Parking (feet)					
City	NA	NA	NA	8'	NA
County	7'-12'	NA	7'-12'	NA	7'-12'

	Functional Classification Design Standard Value				
	Local Residential	Local Residential with Infiltration Drainage	Residential Collector	Residential Collector with Infiltration Drainage	Minor Arterial
Bike Lane (feet)					
City	10', 5' each side of centerline	10', 5' each side of centerline	10', 5' each side of centerline	10', 5' each side of centerline	10', 5' each side of centerline. Or 6' lanes with TWLTL
County		NA		NA	
Maximum Grade					
City	11%	5%	8%	5%	8%
County	10%	NA	6%	NA	6%
Utility Easement					
City	20' (10' each side of ROW)	20' (10' each side of ROW)	20' (10' each side of ROW)	Additional 20' (10' each side of ROW)	Additional 20' (10' each side of ROW)
County	NA	NA	NA	NA	NA
Design Vehicle, Control Vehicle					
City	NA	NA	WB-40	WB-40	SU-30
County	NA	NA	WB-62	WB-62	WB-62

Conceptual Design

The proposed collector and arterial alignments were refined using Infracore based on the selected design standards to obtain estimates on cut and fill earthwork, grades, culvert and bridge, curves, impacts to wetlands and floodways, impacts to structures, and the total area of the roadway footprint. Additionally, planning-level construction cost estimates were calculated for each alignment in 2025 dollars. Table D.2. includes the key assumptions used in the calculation of costs. These variables were determined using recent bid tabs from the City of Lewiston and Idaho Transportation Department (ITD).

Table D.2. Planning Level Cost Estimate Variables

Variable	Value
Earthwork cost per (<i>cubic foot</i>)	\$40
Collector (2 lanes) cost per (<i>foot</i>)	\$1,777
Arterial (5 lanes) cost per (<i>foot</i>)	\$2,592
Cost of bridge (<i>sq. foot</i>)	\$500
Linear foot cost of Culverts (<i>small</i>)	\$1,500

Table D.3. presents the values used in scoring the alignments.

Table E.3. Tier 2 Analysis Data

Segment	Length (')	# of Bridges	Length of Bridges (')	# of Culverts	Length of Culverts	Size of Culverts	Max Grade	Cut Volume (³)	Fill Volume (³)	Net Earthwork Volume (³)	Cost of Earthwork	Lanes	Classification	Pavement ROW Width	Total ROW Cross-section	Roadway Area (²)	Cut Area (²)	Fill Area (²)	Total ROW Area (²)	Earthwork Area % Exceeding ROW	Ped Facility Width	# of Fragmented Parcels	Cost of Roadway Construction	Cost of Bridge	Cost of Culverts	Total Construction Cost	Cost per Linear Foot	% of new Daily Trips	Area of Floodway Impacts (²)	Area of Wetlands / Drainage Impacts (²)	Structures Impacted
Southridge Way Alternative 1¹	14,643	1	443	1	354	8x16	11%	498,873	441,003	57,869	\$19,954,917	5	Arterial	80	100	1,235,754	207,515	206,893	1,650,162	25%	13.5	17	\$37,949,148	\$20,710,250	\$531,000	\$79,145,315	\$5,405	23%	879	36,622	4
Southridge Way Alternative 2¹	15,601	1	443	1	354	8x17	11%	381,738	539,362	(157,624)	\$21,574,497	5	Arterial	80	100	1,330,326	157,561	248,781	1,736,668	23%	13.5	10	\$40,431,502	\$20,710,250	\$531,000	\$83,247,249	\$5,336	23%	451,015	49,203	12
Southridge Way Alternative 3¹	15,777	1	443	1	354	8x18	11%	477,117	374,770	102,347	\$19,084,682	5	Arterial	80	100	1,353,690	198,581	169,991	1,722,262	21%	13.5	17	\$40,887,838	\$20,710,250	\$531,000	\$81,213,769	\$5,148	23%	145,963	54,961	18
Lindsay Creek Road³	18,985	-	-	-	-	-	9%	2,956,184	248,026	2,708,159	\$118,247,371	5	Arterial	80	100	1,653,822	1,228,140	104,384	2,986,347	45%	13.5	7	\$49,203,625	\$0	\$0	\$167,450,996	\$8,820	23%	980,962	157,442	35
8th Avenue	1,639	-	-	-	-	-	5%	40,846	61,086	(20,240)	\$2,443,445	2	Collector	60	80	83,694	16,811	25,749	126,254	34%	9.5	3	\$2,912,695	\$0	\$0	\$5,356,140	\$3,267	4%	-	-	2
11th Avenue	2,099	-	-	-	-	-	5%	78	169,444	(169,366)	\$6,777,776	2	Collector	60	80	108,449	32	72,873	181,355	40%	9.5	1	\$3,729,625	\$0	\$0	\$10,507,401	\$5,006	6%	-	-	1
W 16th Avenue	2,763	-	-	-	-	-	7%	322,757	33,865	288,892	\$12,910,263	2	Collector	60	80	144,664	135,040	13,947	293,651	51%	9.5	2	\$4,909,353	\$0	\$0	\$17,819,616	\$6,449	14%	-	4,046	3
E 16th Avenue	1,744	-	-	-	-	-	13%	70,840	896	69,945	\$2,833,616	2	Collector	60	80	86,323	30,149	932	117,404	26%	9.5	1	\$3,098,741	\$0	\$0	\$5,932,357	\$3,402	14%	-	6,951	0
W Nez Perce Drive¹	1,549	1	213	-	-	-	11%	41,389	7,923	33,466	\$1,655,562	2	Collector	60	80	76,512	17,307	5,715	99,535	23%	9.5	1	\$2,751,371	\$7,401,750	\$0	\$11,808,683	\$7,626	9%	-	6,260	0
W Nez Perce Drive²	1,549	-	-	1	181	8x16	11%	41,391	36,442	4,949	\$1,655,641	2	Collector	60	80	76,512	17,307	15,728	109,547	30%	9.5	2	\$2,751,371	\$0	\$271,500	\$4,678,512	\$3,021	9%	-	6,260	0
E Nez Perce Drive	3,106	-	-	-	-	-	12%	115,968	12,023	103,946	\$4,638,737	2	Collector	60	80	158,949	48,247	4,965	212,161	25%	9.5	5	\$5,517,996	\$0	\$0	\$10,156,733	\$3,270	9%	-	-	0
Lindsay Lane	1,658	-	-	-	-	-	5%	10,349	184,551	(174,203)	\$7,382,059	2	Collector	60	80	50,321	4,298	79,838	134,457	63%	9.5	4	\$2,945,009	\$0	\$0	\$10,327,067	\$6,230	2%	78,102	6,962	2
Vista East¹	2,505	1	427	-	-	-	3%	7,435	9,283	(1,848)	\$371,320	2	Collector	60	80	126,839	3,166	6,202	136,207	7%	9.5	3	\$4,450,396	\$14,838,250	\$0	\$19,659,966	\$7,849	3%	-	6,260	0
Vista East²	2,505	-	-	1	386	4x4	3%	7,435	156,911	(149,477)	\$6,276,456	2	Collector	60	80	126,839	3,166	64,823	194,828	35%	9.5	3	\$4,450,396	\$0	\$579,000	\$11,305,851	\$4,514	3%	-	6,260	0
Stewart Avenue¹	1,440	1	472	-	-	-	4%	2,036	5,177	(3,141)	\$207,081	2	Collector	60	80	45,230	1,147	2,661	49,038	8%	9.5	4	\$2,558,273	\$16,402,000	\$0	\$19,167,354	\$13,312	3%	-	7,097	1
Stewart Avenue²	1,440	-	-	1	425	8x16	4%	2,071	151,791	(149,720)	\$6,071,639	2	Collector	60	80	45,230	1,147	62,478	108,856	58%	9.5	4	\$2,558,273	\$0	\$637,500	\$9,267,412	\$6,436	3%	-	7,097	1
Bryden Avenue¹	2,863	1	328	-	-	-	4%	1,714	130,953	(129,239)	\$5,238,118	2	Collector	60	80	146,963	748	66,119	213,830	31%	9.5	1	\$5,086,896	\$11,398,000	\$0	\$21,723,014	\$7,587	6%	-	5,407	3
Bryden Avenue²	2,863	-	-	1	433	8x16	4%	1,714	233,926	(232,212)	\$9,357,036	2	Collector	60	80	146,963	748	96,425	244,136	40%	9.5	1	\$5,086,896	\$0	\$649,500	\$15,093,432	\$5,272	6%	-	5,407	3
17th Street	2,135	-	-	-	-	-	9%	3,202	3,571	(368)	\$142,831	2	Collector	60	80	107,919	1,459	1,524	110,903	3%	9.5	2	\$3,793,253	\$0	\$0	\$3,936,084	\$1,844	2%	-	21,581	2
Warner Avenue / Pioneer Drive¹	1,461	1	590	-	-	-	3%	692	30,039	(29,347)	\$1,201,569	2	Collector	60	80	77,906	329	16,012	94,248	17%	9.5	3	\$2,596,362	\$20,502,500	\$0	\$24,300,430	\$16,629	8%	-	5,565	4
Warner Avenue / Pioneer Drive²	1,461	-	-	1	433	8x16	3%	692	377,489	(376,797)	\$15,099,557	2	Collector	60	80	77,906	329	155,340	233,575	67%	9.5	3	\$2,596,362	\$0	\$649,500	\$18,345,419	\$12,554	8%	-	5,565	4
18th Street	3,164	-	-	-	-	-	9%	58,035	3,691	54,344	\$2,321,406	2	Collector	60	80	164,676	28,205	1,530	194,412	15%	9.5	2	\$5,621,472	\$0	\$0	\$7,942,878	\$2,510	1%	-	-	0
Pathfinder Way	2,963	-	-	-	-	-	15%	182,360	24,188	158,171	\$7,294,382	2	Collector	60	80	92,032	75,141	12,349	179,523	49%	9.5	2	\$5,265,010	\$0	\$0	\$12,559,392	\$4,238	4%	16,251	6,874	0
Expedition Way	678	-	-	-	-	-	4%	608	109	499	\$24,333	2	Collector	60	80	31,906	464	51	32,420	2%	9.5	2	\$1,204,330	\$0	\$0	\$1,228,663	\$1,813	0%	-	-	0
Cecil Andrus Way	1,479	-	-	-	-	-	10%	216,324	7,000	209,324	\$8,652,949	2	Collector	60	80	243,232	92,168	3,047	338,447	28%	9.5	3	\$2,627,150	\$0	\$0	\$11,280,100	\$7,629	3%	-	-	0

Notes:
1 Alignment includes a bridge structure for final scoring.
1 Alignment includes a culvert structure and additional fill volume for final scoring.
3 This alignment assumes the widening of the existing Lindsay Creek Road to 4 lanes with turn lanes as needed, to function as an Arterial.

Bridge vs. Cut-and Fill Evaluation

Table D.4. provides the results of the scoring comparing bridge and culvert structures on the alignments with significant ravine crossings. The scores indicate little variation in results between a bridge or a culvert for most alignments; however, bridges are recommended for Stewart Avenue and Southridge Way to minimize impacts to floodways and wetlands, and a reduction in total side slopes. Bridges remain feasible for all other alignments but cut/fill slopes with culverts are recommended for the decreased overall construction cost.

Table D.4. Bridge or Cut/Fill Scoring Evaluation

Segment	Traffic Ops	Impacts to Existing Land Use	Impacts to Regulatory Floodway	Impacts to Wetland / Drainage	Estimated Cost	Slope	Grade	Total
W Nez Perce Drive (Bridge)	6	2	3	3	1	1	3	19
W Nez Perce Drive (Culvert)	6	2	3	2	2	0	3	18
Vista East (Bridge)	3	2	3	3	1	3	3	18
Vista East (Culvert)	3	2	3	2	2	0	3	15
Southridge Way (Bridge)	9	0	3	1	2	1	3	19
Southridge Way (Culvert)	9	0	0	0	2	0	3	15
Stewart Avenue (Bridge)	3	0	3	3	0	3	3	15
Stewart Avenue (Culvert)	3	0	3	1	1	0	3	11
Bryden Avenue (Bridge)	3	0	3	3	1	0	3	13
Bryden Avenue (Culvert)	3	0	3	2	2	0	3	13
Warner Avenue / Pioneer Drive (Bridge)	3	0	3	3	0	2	3	14
Warner Avenue / Pioneer Drive (Culvert)	3	0	3	2	0	0	3	11
*A bridge is feasible in all cases. It minimizes ROW impacts but increases costs for construction.								

Appendix E

Alignment Cut Sheets

Memo



To: City of Lewiston Mayor and City Council
From: Joel D. Plaskon, Lewiston City Planner, AICP
Cc: Luke Antonich, City Engineer
Date: July 15, 2026
Re: East Lewiston Transportation Network Analysis

The East Lewiston Transportation Network Analysis (ELTNA) is an important transportation planning tool. As Lewiston continues to grow, it is important to keep in mind the need for and benefits of long-range planning. The ELTNA is one such tool. The City of Lewiston adopted a new long-range comprehensive land use plan, Envision Lewiston 2044 (Comprehensive Plan), in 2024. One of the focuses of the Comprehensive Plan was transportation planning. The transportation planning element of the Comprehensive Plan included goals, objectives, and actions that are supported by the ELTNA. The ELTNA was presented to the Comprehensive Plan Work Plan Committee, which added it to the Comprehensive Plan Work Plan (the plan created to implement the Comprehensive Plan) and recommended that it be pursued and adopted by City Council.

In your consideration of your approval of the ELTNA, please be aware that the ELTNA aligns with and furthers the following goals, objectives, and actions of the Comprehensive Plan:

- Reduce review and negotiation time with prospective developers in the ELTNA area. This aligns with Comprehensive Plan goals, objectives, and actions:
 - LU.1 Accommodate future development and redevelopment.
 - LU.1.2 Encourage quality development. Streamline processes and regulations for catalyst projects and development that fills gaps in services, provides housing or employment, or meets other community needs.
- Layout ROW's locations and widths – enabling developers to know what is going to be required. This aligns with Comprehensive Plan goals, objectives, and actions:
 - LU.3 Coordinate growth in the AOI.
 - LU.3.1 Collaborate Planning with Nez Perce County. Enhance the partnership with Nez Perce County to ensure better coordination on shared planning goals.
 - LU.3.1.1 Establish an ongoing, collaborative framework with Nez Perce County to plan for the future of the AOI including right-of-way acquisitions and street design during subdivision applications and annexation agreements.

- LU.3.2 Strategize growth direction. Work with Nez Perce County to direct growth to areas with available, committed, or planned infrastructure capacity.
- LU.3.2.1 Develop and implement growth directives that guide development to locations where infrastructure capacity is present or committed for future development.
- TC.5.1.4 Preserve adequate right-of-way for future transportation corridors and Improvements.
- Promote a safe functional transportation network. This aligns with goals:
 - TC.1 Promote a safe transportation system for all users.
 - TC.1.1 Reduce crash rates for all modes of transportation. Understand and mitigate safety risks especially for the most vulnerable system users.
 - TC.1.2 Promote safer alternatives. Design a system for safety for all users.
 - TC.1.2.2 Consider separated and protected bicycle facilities along designated bike routes.
 - TC.1.2.3 Require sidewalks on both sides of a street and incorporate mid-block crossings on collectors and arterial roads.
 - TC.1.2.4 Develop and adopt complete streets design standard that utilizes design that enhance safety, especially for pedestrians and bike crossings. It should also incorporate specific design standards for key commercial corridors with higher traffic volumes of both pedestrians and automobiles.
 - TC.2 Improve livability while addressing the needs of all transportation modes.
 - TC.2.2 Provide a non-motorized transportation system. Enable active mobility options for all users and abilities.
 - TC.2.2.1 Establish complete street standards that emphasize multimodal options and safety for all users.
 - TC.2.3 Manage traffic congestion. Have adequate flow, width, and functionality of roadways.
 - TC.2.4 Improve connectivity between neighborhoods and destinations. More connections between the waterfront, various neighborhoods and key destinations such as commercial areas will reduce travel times by providing more route options.
 - TC.2.4.1 Create and adopt subdivision connectivity standards for new development to ensure it connects with its surroundings.
 - TC.2.4.3 Identify funding resources to help create additional connections.
 - TC.3 Advance economic growth, and quality of life through transportation.
 - TC.3.1 Facilitate the efficient movement of goods. Attract economic activity with movement of goods to, from, and through the City.
 - TC.3.1.1 Develop a system of truck routes and prioritize investment in facilities that support the movement of large and/or heavy vehicles.
 - TC.3.2 Improve coordination of land use and transportation planning. Match uses and infrastructure for maximum efficiency and compatibility between land uses and the transportation system.
 - TC.3.2.1 Require adequate connectivity of new developments to the existing and future transportation system.
 - TC.3.4.2 Prioritize improvements in transportation facilities and services that support access to jobs.
- Reach out to the public for input and consensus. This fits in with Comprehensive Plan goals, objectives, and actions:
 - TC.4 Attain buy-in and consensus from the community and partners

- TC.4.1 Engage to best meet community needs. Involve the public and other local and regional partners in the transportation planning process
- TC.4.1.1 Incorporate public engagement within future updates to the Transportation Plan.
- Seek partnerships and leverage funding opportunities. This fits in with Comprehensive Plan goals, objectives, and actions:
 - TC.5 Develop partnerships and leverage funding opportunities.
 - TC.5.1 Collaborate with regional partners. Strengthen relationships with area entities to improve the transportation system in and to Lewiston.
 - TC.5.1.1 Invite input from local and regional partners such as emergency response agencies and port, MPO, RTPO, airport.
 - TC.5.1.2 Be an active participant in regional planning processes ...
 - TC.5.1.4 Preserve adequate right-of-way for future transportation corridors and Improvements.

In light of the information presented herein above, I encourage you to approve the East Lewiston Transportation Network Analysis.



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE ROAD DEVELOPMENT AGREEMENT FOR THE 18TH STREET CONNECTION TO LINDSEY CREEK ROAD	AGENDA NO. VII. D. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) Consideration of a Road Development Agreement with RPL Development, LLC for the 18th Street Connection to Lindsay Creek Road. Background & Prior Council Actions: • November 22, 2021: The City of Lewiston entered into an Amended Planned Unit Development (PUD) Agreement with RPL Development, LLC (RPL), recorded as Instrument No. 894985, Nez Perce County Records. Under Section Four.D of this PUD, RPL is required to construct full street improvements connecting 18th Street to Lindsay Creek Road once the development permits for the 300th dwelling unit. • August 13, 2025: The City Council approved a non-substantive amendment modifying the PUD. • The extension of this street is included in the East Lewiston Transportation Network Analysis (ELTNA) and was shown as a future need in the 2020 Transportation Plan. • Extending this street supports continued construction of homes in Lewiston. Current Context & Analysis: RPL has not yet met the development thresholds that trigger the mandatory construction of the 18th Street connection under the PUD. However, concurrent residential growth by multiple developers in the East Orchards area has made the immediate construction of this roadway connection beneficial for all parties. Moving forward with the project now will enhance local emergency access and establish transportation infrastructure needed to support ongoing development in the East Orchards area. RPL has further partnered with another developer to fund this project. To facilitate this early construction, staff has negotiated a Road Development Agreement with	

the following key terms:

- **Scope & Timeline:** RPL will design and install the required public improvements within 18 months of Council approval.
- **City Contribution:** The City will contribute a firm, capped amount of \$200,000 toward project costs, payable following final inspection, dedication, and Council acceptance of the improvements. A budget amendment for these funds will be required at the time of acceptance. RPL is solely responsible for all cost overruns and overages.
- **Traffic Mitigation Credits:** For costs paid by RPL beyond the City's \$200,000 contribution, RPL may receive credits against future Traffic Mitigation Fees. These credits apply strictly to developments immediately benefiting from the improvements (specifically land north of Airway Avenue, east of 17th Street, and west of 19th Street) and will not be recognized until after final project acceptance.
- **Security & Warranty:** The existing PUD obligations serve as security for project completion. RPL will provide a two-year construction warranty backed by a warranty guarantee percentage based on the actual total cost of the improvements.

RPL Development, LLC executed the agreement on July 20, 2026 which was past the time when a 2026 Budget Amendment could be made. It was also after the Fiscal Year 2027 Budget was finalized. For these reasons, an amendment to the 2027 Budget will be sought after RPL completes the project.

The agreement is now brought before the City Council for final consideration and authorization.

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

A future budget amendment in the amount of \$200,000 will be required at the time of project acceptance. The amount will be funded from reserves and a future 2027 Budget amendment will be necessary.

ACTION PROPOSED

Approval of the Road Development Agreement with RPL Development, LLC for the construction of the 18th Street connection to Lindsay Creek Road, and authorization for the Mayor to execute the agreement.

ROAD DEVELOPMENT AGREEMENT

This **ROAD DEVELOPMENT AGREEMENT** ("Agreement") is made the last date set forth adjacent to the signatures of the parties below by and between the CITY OF LEWISTON, an Idaho municipal corporation, whose address is 1134 F Street, Lewiston, Idaho 83501 ("City"), and RPL Development, LLC, an Idaho limited liability company located at 13506 Hillside Road, Genesee, ID 83832 ("RPL"). The City and RPL may be individually referred to as "Party" or collectively as "Parties."

WHEREAS, various properties within the East Orchards area of the City of Lewiston, generally located east of Thain Road and north of Powers Avenue, are being developed concurrently by multiple developers, including RPL; and

WHEREAS, RPL and its predecessors-in-interest entered into a Planned Unit Development Agreement with the City, as amended from time to time, the most recent version of which was recorded on November 22, 2021, as Instrument No. 894985, Nez Perce County Records, and subsequently modified by a non-substantive amendment approved on August 13, 2025 (hereafter the "PUD"); and

WHEREAS, pursuant to the PUD, RPL is required to construct full street improvements providing for the connection of 18th Street to Lindsay Creek Road upon construction of the intersection at the top of the hill or upon issuance of permits for the 300th dwelling unit within the development, whichever occurs first; and

WHEREAS, RPL has not yet reached the development threshold requiring construction of the 18th Street connection to Lindsay Creek Road under the PUD; however, construction of the 18th Street connection to Lindsay Creek Road is necessary to facilitate continued development within portions of the East Orchards area; and

WHEREAS, the Parties recognize that early construction of the 18th Street connection to Lindsay Creek Road will provide substantial public benefits, including enhanced emergency access and support for future development within the East Orchards area; and

WHEREAS, the City is willing to participate in this Agreement and contribute financially to facilitate the orderly development of the City's transportation infrastructure within the East Orchards area, provided that the Parties comply with the terms and conditions set forth herein; and

WHEREAS, the Parties desire to enter into this Agreement to establish their respective rights, obligations, and financial responsibilities related to the design, construction, funding, and completion of the 18th Street connection to Lindsay Creek Road and related public improvements; and

WHEREAS, the Parties further find and determine that continued development of the East Orchards area and the construction of coordinated transportation improvements are in the best interests of the Parties, the residents of the City of Lewiston, and the general public.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are hereby incorporated into and made part of this Agreement, including all defined terms therein.

2. **DEFINITIONS.** For purposes of this Agreement, the following words shall be defined as set forth below:

- a. ***Agreement*** means this Road Development Agreement, as amended from time-to-time.
- b. ***City Code*** means the City Code of the City of Lewiston, Idaho.
- c. ***City Engineer*** means the City Engineer for City and his or her designee(s).
- d. ***City's Subdivision Ordinance*** means Chapter 32 (Subdivisions) of the Lewiston City Code, as amended from time-to-time.
- e. ***Development*** means all phases of subdivisions of RPL's property. This definition shall include any and all current and future names or titles for the developments in which RPL owns or controls that would benefit from this Agreement in the East Orchards area described in the recitals above.
- f. ***Event of Force Majeure*** means an event beyond the reasonable control of a Party that prevents such Party from complying with any of its obligations under this Agreement, including riots, acts of God, accidents, order of a court of competent jurisdiction, failure of a required governmental approval, civil disorders, acts of war,

material shortages, or disease, and not attributable to such Party's neglect or nonfeasance.

- g. ***Final Acceptance by City*** means City is satisfied that all Public Improvements required by this Agreement and City's Subdivision Ordinance have been constructed in a satisfactory manner. Final Acceptance occurs upon City Council approval of a resolution accepting the dedication of the Public Improvements.
- h. ***Planned Unit Development (PUD)*** means the Amended Planned Unit Development between the City of Lewiston and RPL Development, LLC, as amended from time to time, recorded on November 22, 2021, as Instrument No. 894985, Nez Perce County Records, a copy of which is attached hereto and incorporated herein as Exhibit A, and subsequently modified by a non-substantive amendment approved on August 13, 2025.
- i. ***Public Improvements*** means those improvements that RPL is required to make in and around the PUD pursuant to Section Four.D. of the PUD, § 32-45 of City's Subdivision Ordinance, and this Agreement.

3. **CITY'S SUBDIVISION ORDINANCE CONTROLS.** This Agreement supplements, but does not supersede, City's Subdivision Ordinance. In the event of a conflict between a term of this Agreement and a provision of City's Subdivision Ordinance, City's Subdivision Ordinance shall control. The Parties shall be subject to all provisions of City's Subdivision Ordinance, as amended from time-to-time.

4. **PUBLIC IMPROVEMENTS.** RPL shall design and install the Public Improvements required by and in accordance with this Agreement and all applicable laws and regulations, including, but not limited to, City's Subdivision Ordinance, Chapter 31 (Public Right-of-Way) of the City Code, and design and engineering standards adopted by City; provided, however, if unique conditions exist such that City standards or requirements of the City Code cannot reasonably be met, then RPL may petition the City Council for an amendment to a specific standard, as provided in § 32-45 of City's Subdivision Ordinance. RPL shall maintain the Public Improvements in accordance with City standards and all other applicable requirements applicable to the Public Improvements until such time as Final Acceptance by City of such Public Improvements in accordance with Section 9 of this Agreement.

5. **ORDER OF EVENTS.** In accordance with Article VII (Final Plat) and §§ 32-40 and 32-47 of City's Subdivision Ordinance, the following events shall occur in the following order:

- a. In accordance with, and subject to §§ 32-40 and 32-47 of City's Subdivision Ordinance and the terms of this Agreement, the City Engineer shall review and approve the construction plans and specifications for the Public Improvements.
- b. Consistent with the terms and conditions of the PUD and § 32-48 of City's Subdivision Ordinance, RPL shall commence and complete installation of the Public Improvements, except for the utility facilities identified in § 32-45(j) of the City's Subdivision Ordinance, within eighteen (18) months after the City Council approves this Agreement. The parties acknowledge and agree that the obligations, terms, and conditions contained in the PUD constitute sufficient security to ensure the timely completion of the required Public Improvements in accordance with the City's Subdivision Ordinance.
- c. In accordance with and subject to §§ 32-44 and 32-47 of City's Subdivision Ordinance and Sections 7 and 9.f. of this Agreement, City shall inspect the Public Improvements prior to Final Acceptance by City.
- d. RPL executes a Dedication of Public Improvements to City – notarized.
- e. City Council accepts through resolution; and resolution is recorded
- f. City shall issue payment to RPL for its contribution towards the Public Improvements.

6. SCHEDULE FOR COMMENCEMENT AND COMPLETION OF PUBLIC IMPROVEMENTS.

a. Design and Installation Plans. Except for the utility facilities specified in § 32-45(j) of City's Subdivision Ordinance, detailed plans for design and installation of the Public Improvements shall be reviewed by the City Engineer prior to acceptance by the Lewiston City Council.

1. Preconstruction Meeting Required. Prior to commencing installation of Public Improvements, RPL, RPL's engineer, and RPL's contractor shall attend a preconstruction meeting with the Public Works Department.

b. In accordance with § 32-48 of City's Subdivision Ordinance, except for the utility facilities specified in § 32-45(j) of City's Subdivision Ordinance, RPL shall commence and complete installation of the Public Improvements within eighteen (18) months of the City Council's approval of this Agreement.

c. Time Extensions. Upon an Event of Force Majeure, RPL shall be allowed reasonable additional time to commence and/or complete installation of Public Improvements. Additionally, in accordance with § 32-19 of City's Subdivision Ordinance, RPL may request an additional six (6) months to commence and/or complete installation of Public Improvements for good cause. RPL shall submit a written request for a time extension to the Public Works Department. The City Council shall then consider such request and determine if an extension will be granted. This Agreement shall be amended to reflect such extension, if granted.

d. Failure to Timely Complete Installation of Public Improvements. If RPL fails to timely commence or complete installation of Public Improvements, then the City Council may deny approval of final plats submitted by RPL until such Public Improvements are completed consistent with the terms and conditions of the PUD, unless the City Council finds that RPL has demonstrated good cause for not timely commencing or completing such Public Improvements.

7. INSPECTIONS.

a. During Construction. During construction of Public Improvements, RPL shall have such Public Improvements regularly inspected by an inspector who has Public Works construction experience and in accordance with the City Standards and Standards for Development Project Certification and Quality Control, as adopted by City Council. RPL shall allow City representatives to enter upon RPL's property and inspect the Public Improvements being installed.

b. Final Inspection. Once the Public Improvements have been installed, RPL shall notify the Public Works Department and request final inspection of such Public Improvements. At the time of requesting final inspection, RPL shall provide the Public Works Department with a letter signed by RPL's engineer, who shall be licensed in Idaho, confirming that the Public Improvements have been built in accordance with the plans approved by the City Engineer and that the Public Improvements meet or exceed City standards.

c. Fees. RPL shall timely pay the applicable inspection fees authorized by the City Council.

d. Deviations. RPL shall not materially deviate from the Public Improvement plans approved by the City Engineer without prior written approval from the City Engineer.

e. Corrections. Upon inspection of Public Improvements, if deficiencies are identified, the City Engineer shall provide RPL with a written list of material deficiencies, noting the location and corrective action to be taken by RPL. RPL shall promptly correct the deficiencies identified by the City Engineer and provide notice to City Engineer once such corrections have been made.

8. **RPL'S WARRANTY.** In accordance with § 32-42 of City's Subdivision Ordinance, RPL hereby warrants the design, construction, materials, and workmanship of the Public Improvements against any flaw, failure, or defect in design, construction, material, or workmanship that is discovered within two (2) years of Final Acceptance by City (or by another utility service provider that is responsible for such Public Improvements). This warranty shall cover: (a) all costs of repair, replacement, and damage to City property, Public Improvements, and City facilities caused by such flaw, failure, or defect or in the course of repairs thereof; and (b) any increase in the cost to City of operating and maintaining a Public Improvement resulting from such flaws, failures, defects, or damages.

- a. **Additional warranty upon repair or replacement.** RPL hereby provides an additional one (1) year warranty for a Public Improvement that is repaired or replaced during the original one (1) year period; such additional one (1) year warranty shall be from the date of repair or replacement of such Public Improvement, or the end of the original two (2) year warranty, whichever is later.
- b. **Warranty Guarantee.** To secure RPL's performance of the warranty under Section 8 of this Agreement RPL shall provide a warranty guarantee by one (1) or more of the methods described in § 32-48 of City's Subdivision Ordinance, the amount of which shall be determined by the following table:

Actual Cost of All Public Improvements	Percent to Secure Warranty Guarantee (% of actual costs of all Public Improvements)
Less than \$500,000	Ten percent (10%)
\$500,000 to \$1,000,000	Seven and one-half percent (7.5%)
Over \$1,000,000	Five percent (5%)

- c. **City's Remedies Under Warranty.**
 1. City shall notify RPL in writing upon City's discovery of any flaw, failure, or defect covered by RPL's warranty in Section 8 of this Agreement. Subject to Subsection 8.c.4 of this Agreement, City shall notify RPL before conducting any tests or inspections to determine the cause of flaw, failure, or defect to the extent the circumstances will allow and shall notify RPL of the results of all such tests and inspections.
 2. Subject to Subsection 8.c.4 of this Agreement, RPL shall correct or make a diligent effort to correct any flaw, failure, or defect covered by the warranty within thirty (30) days of receiving notice of the flaw, failure, or defect from City. If the flaw, failure, or defect cannot be reasonably corrected within thirty

(30) days after written notice by City, then RPL shall commence the correction within the thirty (30) day-period and proceed with reasonable diligence to correct the same or cause it to be corrected. RPL shall correct the flaw, failure, or defect at RPL's own expense and to the satisfaction of City.

3. Subject to Subsection 8.c.4 of this Agreement, if RPL fails to correct the flaw, failure, or defect within the time allowed by Subsection 8.c.2 of this Agreement, then City may correct the flaw, failure, or defect at RPL's expense. If RPL fails to pay the City for the corrective work within thirty (30) days of receiving a bill from City for such work, then City may pursue any remedy provided by law, the PUD, or by this Agreement to recover the cost of the corrective work, including calling upon RPL's warranty guarantee. Attorney fees in pursuit of such remedy shall be an allowed cost.
4. In case of an emergency affecting public health or safety, City may make immediate required repairs and shall notify RPL as soon as practicable.

9. **ACCEPTANCE OF PUBLIC IMPROVEMENTS.**

a. **Operation of Public Improvements Prior to Final Acceptance.**

1. Prior to Final Acceptance by City, City may enter upon, inspect, control, and/or operate any Public Improvement for the purpose of determining whether such Public Improvement complies with City's design standards, Standards for Public Works Construction, and standards required by Federal and State regulatory agencies. Such action described shall not constitute Final Acceptance by City of any Public Improvement, nor shall such action affect in any way RPL's warranty under this Agreement.

b. **Prerequisites to Final Acceptance.** City shall not accept the Public Improvements until all the requirements of Subsections 9.c through 9.f of this Agreement have been met.

c. **Survey Monuments and As-Built Drawings.**

1. Upon completing the Public Improvements, RPL shall replace lost lot corners and install survey monuments in accordance with Idaho law and City of Lewiston Standard Drawings.

2. No later than sixty (60) days after the final inspection and prior to Final Acceptance by City and certification under Subsection 9.f.6 of this Agreement, RPL shall provide City as-built drawings in accordance with § 32-41 of City's Subdivision Ordinance.

d. Certificate of Payment of Contractors and Vendors. Prior to Final Acceptance by City, RPL shall submit to City the certification set forth in Exhibit B of this Agreement, attached hereto and incorporated herein, certifying that all contractors and vendors have been paid and no liens or other claims have been recorded, and that RPL does not know of any intent to file a claim or lien against RPL's property, the Public Improvements, or City. Once completed, such certification shall be incorporated into this Agreement and appended hereto as Appendix II.

e. Conveyance of Easements and Rights-of-Way to City. Contemporaneous with Final Acceptance by City, RPL shall convey to City all easements, rights-of-way, and other property interests necessary to allow City to access, operate, repair, and maintain the Public Improvements. RPL may condition such conveyance upon City's acceptance of the Public Improvements.

f. Inspections.

1. Upon receiving notice that RPL has completed the Public Improvements, City shall schedule inspections of the Public Improvements. City may inspect all Public Improvements and any other work in areas that have been conveyed or will be conveyed to City as easements or have been dedicated or will be dedicated to City as public rights-of-way.
2. A privately-owned utility may inspect any phase of work on a Public Improvement of which such privately-owned utility will assume control.
3. City shall notify RPL in writing of any deficiencies in the Public Improvements found in the course of City's inspections.
4. RPL shall, at its own expense, correct all deficiencies found by inspections pursuant to Subsections 9.f.1 and 9.f.2 of this Agreement. Upon receiving notice that the deficiencies have been corrected, City shall re-inspect the Public Improvements.
5. City may continue to re-inspect a Public Improvement until RPL has corrected all deficiencies in such Public Improvement.
6. Upon written request by RPL, the City Engineer shall submit to the Lewiston City Council a recommendation for Final Acceptance by City once: (1) final inspection has revealed that all Public Improvements and other work in areas that have been

conveyed or will be conveyed to City as easements, or have been dedicated or will be dedicated to City as public rights-of-way, meet City's design standards and Standards for Public Works Construction, and standards required by Federal or State regulatory agencies; and (2) RPL has furnished the as-built drawings required in Subsection 9.c of this Agreement.

7. Following the Lewiston City Council's Final Acceptance of the Public Improvements, the City shall make payment to RPL in accordance with Section 10.b of this Agreement, subject to the terms and conditions set forth therein.

g. Consequences of Final Acceptance of Public Improvements.

1. Final Acceptance by City constitutes a grant to City of all RPL's right, title, and interest in and to such Public Improvements.
2. Upon Final Acceptance by City, City shall maintain the Public Improvements (unless owned and/or operated by another utility service provider), except regarding RPL's obligations covered by warranty in Section 9 of this Agreement.

10. **COSTS/CREDIT FOR TRAFFIC MITIGATION FEES.**

a. Project Costs; Primary Responsibility. RPL shall be solely responsible for all costs of the Public Improvements, including without limitation all costs of design, engineering, permitting, construction, materials, testing, inspection fees, and dedication of the Public Improvements, except for the City's limited contribution expressly stated in Subsection (b) below.

b. City Contribution; Cap. The City agrees to contribute Two Hundred Thousand Dollars (\$200,000) toward the cost of the Public Improvements (the "City's Contribution"). The City's Contribution is a firm cap, and the City shall have no obligation to pay any additional amounts unless expressly agreed to in writing, which said writing shall become an amendment to this Agreement.

c. Remaining Costs; Overages. All costs of the Public Improvement in excess of the City's Contribution, including any overruns, change orders, unforeseen conditions, or other costs not anticipated as of the Effective Date, shall be paid by RPL. RPL shall allocate and fund such remaining costs, and the City shall have no responsibility or obligation for any such amounts.

d. Traffic Mitigation Fee Credit. After the Public Improvements have been finally completed and accepted by the City, any costs paid by RPL may be credited against future Traffic Mitigation Fees otherwise due and payable by RPL, subject to the following:

1. Documentation Required. Credits shall be allowed only for the Project Costs properly allocable to RPL, and only to the extent actually paid by RPL from its own funds, net of (i) the City's Contribution, and (ii) any amounts paid, reimbursed, funded, or otherwise contributed by any other Party towards such Party's proportionate share. Credits shall be allowed only to the extent supported by written documentation submitted to the City, in a form reasonably acceptable to the City, identifying the amounts paid, the payor(s), and the basis for payment and allocation.
2. Limitations. Application of credit(s) shall be limited to developments that immediately benefit from the Public Improvements. In this case, those land areas currently held by RPL north of Airway Avenue, east of 17th Street, and west of 19th Street. No credits shall be granted for developments outside of this area.
3. No Credit Before Acceptance. No credit shall be applied for or recognized by City until after the City's Acceptance of the Public Improvements.
4. Application of Credit. Once Acceptance has occurred and the City has approved the documentation, the City shall apply the approved credit to the paying Party's future Traffic Mitigation Fees as they become due, until the approved credit is exhausted.
5. No Cash Refund; No Interest. Credits are non-refundable, shall not be paid in cash, and shall not accrue interest.
6. No City Obligation Beyond Credits. Nothing in this Section obligates the City to pay any portion of the Public Improvement costs or any overages beyond the City's Contribution stated in this Agreement.

11. **DEFAULT; CITY'S REMEDIES.**

a. **Default.** City may declare RPL to be in default as follows:

1. If RPL is adjudged bankrupt, makes a general assignment for the benefit of creditors, suffers a receiver to be appointed on account of insolvency, takes advantage of any law for the benefit of insolvent debtors; or
2. Except as provided in Sections 11.a.3 and 11.a.4 of this Agreement, if RPL has failed in any measurable way to perform its obligations under this Agreement, including, but not limited to, abandoning or failing to complete the Public Improvements, except if delayed by an act or omission of City or an Event of Force Majeure, provided City gives RPL notice of the failure to perform and RPL fails to correct the failure within

twenty-eight (28) days of receiving the notice; or if the failure requires more than twenty-eight (28) days to cure, RPL fails within twenty-eight (28) days of receiving the notice to commence and proceed with diligence to prosecute the cure; or

3. If RPL fails to continue with sustained effort while working in the existing public traveled or developed rights-of-way, and City provides written notice of this default to RPL, and RPL fails to correct such default within ten (10) days; or
4. If the actions of RPL have created a public hazard or conditions deemed an emergency by City, then City may declare RPL in default without providing prior notice and opportunity to cure.

b. City's Remedies. Upon a declaration of default and failure to cure in accordance with the provisions of Section 11.a of this Agreement, City may do any one (1) or more of the following:

1. Perform any act required of RPL under this Agreement, including constructing, or causing to be constructed, all or any portion of the Public Improvements. RPL shall be liable to City for all costs thus incurred, including, but not limited to, reasonable administrative expenses. City may deduct any costs incurred from any payments then or thereafter due to RPL from City, whether under this Agreement, the PUD, or otherwise.
2. Exercise its rights under any provision of this Agreement and/or any performance or warranty guarantee securing RPL's obligations under this Agreement.
3. Withhold the issuance of any building permit or certificate of occupancy for any structure located in the PUD; refuse to accept ownership and maintenance of any Public Improvement; and/or issue a "stop work" order for any building or Public Improvement under construction in the PUD.
4. Pursue any appropriate judicial remedy including, but not limited to, an action for specific performance, injunction, and civil penalties.
5. Terminate this Agreement.

c. Non-Exclusive Remedies. No provision in this Agreement made for the purpose of securing enforcement of the terms and conditions of this Agreement shall be deemed an exclusive remedy or to afford the exclusive procedure for the enforcement of said terms and conditions. The remedies herein provided are deemed to be cumulative and, to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of City.

12. **TERM.** This Agreement shall remain in effect until: (a) all Public Improvements are installed; Final Acceptance by City (or other utility service provider responsible for such Public Improvements) in accordance with Section 9 of this Agreement; and the warranty period(s), and any extension of thereof, expires, as set forth in Section 8 of this Agreement; or (b) the Agreement is terminated in accordance with Section 11 of this Agreement, whichever occurs first. Upon expiration or termination of this Agreement, City shall record a document in the Office of the Nez Perce County Recorder, Lewiston, Idaho, stating that the Agreement is no longer of force and effect.

13. **TERMINATION.** This Agreement may be terminated only as follows: (a) upon written mutual agreement of the Parties; or (b) by City, upon default and failure to cure by RPL, as set forth in Section 11 of this Agreement, by giving notice of termination in writing to RPL.

14. **INDEMNIFICATION.** RPL shall defend, indemnify, and hold City, its officers, agents, and employees harmless for all claims, demands, losses, actions, causes of action, suits, damages, judgments, obligations, liabilities, costs, expenses, and/or injuries to persons or property (collectively “Claims”) arising out of or in connection with any acts or omissions of RPL, its officers, agents, or employees, that arise or are in any way connected to this Agreement. In the event City is alleged to be liable on account of any act or omission of RPL, its officers, agents, or employees, then RPL shall defend such allegation through counsel chosen by RPL, and RPL shall bear all costs, fees, and expenses of such defense, including, but not limited to, all attorney fees and expenses, court costs, and expert witness fees and expenses.

This indemnification provision shall survive the expiration or termination of this Agreement. RPL’s indemnification and defense obligations herein shall extend to Claims occurring after this Agreement is terminated or expired, as well as while this Agreement is in force, and shall continue until all Claims are finally adjudicated and fully and finally barred by applicable laws.

15. **RECORDATION.** City shall record this Agreement in the Office of the Nez Perce County Recorder, Lewiston, Idaho, as an encumbrance of RPL’s PUD and all real property subject thereto.

16. **PERMITS, LAWS, AND FEES.** RPL shall acquire and maintain in good standing all permits, licenses, platting approvals, and other requirements necessary to its performance under this Agreement. All actions taken by RPL pursuant to this Agreement shall comply with all applicable federal, State, and local statutes, ordinances, rules, and regulations. RPL shall pay all fees pertaining to its performance under this Agreement.

17. **RPL’S RESPONSIBILITY.** RPL shall be ultimately responsible for the faithful performance of all terms, covenants and conditions of this Agreement, notwithstanding RPL’s delegation to another of the actual performance of any term, covenant, or condition hereof. RPL shall

notify all contractors, subcontractors, or agents providing services of the conditions and requirements of this Agreement.

18. **RELATIONSHIP OF PARTIES.** Neither by entering into this Agreement, nor by doing any act hereunder, may RPL or any contractor or subcontractor of RPL, be deemed an agent, employee, or partner of the City, or otherwise associated with City other than, in the case of RPL, as an independent contractor. RPL and its contractors and subcontractors shall not represent themselves to be agents, employees, or partners of City, or otherwise associated with City other than, in the case of RPL, as an independent contractor. RPL shall notify all its contractors and subcontractors of the requirements of this Section.

19. **DISCLAIMER OF WARRANTY.** Notwithstanding this Agreement or any action taken by any person hereunder, neither City nor any City officer, agent, or employee warrants or represents the fitness, suitability or merchantability of a property, plan, design, material, workmanship, or structure for any purpose.

20. **COST OF DOCUMENTS.** All plans, reports, drawings, or other documents that this Agreement requires to be provided to City by RPL shall be furnished at RPL's expense, free of copyright.

21. **NOTICES.** All notices, requests, demands, statements, and consents required or permitted to be given pursuant to this Agreement shall be in writing and signed by or on behalf of the Party giving the notice. Such communications shall be deemed delivered: (a) immediately if hand-delivered; (b) seventy-two (72) hours after depositing the same in the U.S. mail, certified or registered, addressed to the respective addresses set forth below; or (c) one (1) business day after depositing the same with a recognized commercial air courier or express service, addressed to the respective addresses set forth below. Any communication made by email or similar method shall not constitute notice pursuant to this Agreement.

If to RPL: RPL Development, LLC
 13506 Hillside Rd.
 Genesee, ID 83832-8537

If to City: City of Lewiston
 Attn: City Engineer
 PO BOX 617
 Lewiston, ID 83501

22. **CHOICE OF LAW.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Idaho, with venue for any action brought pursuant to this Agreement to be in the Second Judicial District, Nez Perce County, State of Idaho.
23. **SEVERABILITY.** Any provision of this Agreement that may be declared invalid or otherwise unenforceable by a court of competent jurisdiction shall not affect the validity or enforceability of any other part of this Agreement, so long as the remainder of the Agreement is reasonably capable of completion.
24. **SURVIVAL.** All covenants, conditions, indemnifications, and other elements in this Agreement that might involve performance subsequent to any termination or expiration of this Agreement or that cannot be reasonably ascertained or fully performed until after termination or expiration of this Agreement shall survive.
25. **AMENDMENTS.** This Agreement may be amended only by a writing duly executed by all Parties.
26. **PERFORMANCE/WAIVER.** No waiver of any provision of this Agreement shall be effective unless made in writing and signed by the waiving Party. The failure of any Party to require the performance of any term or obligation of this Agreement, or the waiver by any Party of any breach of this Agreement, shall not prevent any subsequent enforcement of such term or obligation or be deemed a waiver of any subsequent breach. Additionally, City's failure to require the performance of any term or obligation of this Agreement shall not constitute approval of any wrongful act by RPL or acceptance of any Public Improvement.
27. **SUCCESSORS AND ASSIGNS.** This Agreement shall be binding on the heirs, devisees, and successors in interest of the Parties.
28. **THIRD PARTY BENEFICIARIES.** Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party. Nothing contained herein shall extend the liability of any Party beyond that provided by governing law.
29. **ATTORNEY FEES; MEET AND CONFER.** Notwithstanding any statute to the contrary, in the event suit is brought by any Party to this Agreement to enforce the terms of this Agreement, the prevailing Party shall be entitled to recover reimbursement for reasonable attorneys' fees and costs, in the amount determined by the court, in addition to any other available remedies. No legal action shall begin, nor shall any attorney fees be recoverable, unless the Parties have first met and conferred regarding the contested issue(s). Any Party that refuses to meet and confer in good faith shall not be entitled to recovery of its attorney fees.
30. **FORCE MAJEURE.** No Party shall be considered in breach of this Agreement or liable to the other Party for any losses and damages to the extent that performance of their respective obligations is prevented by an Event of Force Majeure. The Party prevented from carrying out its obligations hereunder ("Affected Party") shall give notice to the other Party of an Event of Force Majeure upon it being foreseen by, or becoming known to, the Affected Party. If and to the extent that the Affected Party is prevented from performing its obligations by an Event of Force Majeure,

while the Affected Party is so prevented, the Affected Party shall be relieved of its obligations hereunder, but shall endeavor to continue to perform its obligations under the Agreement so far as reasonably practicable.

31. **PUBLIC RECORDS.** The Parties herein understand and acknowledge that this Agreement, its exhibits and attachments, and communications between them are subject to the Idaho Public Records Act, I.C. §§ 74-101, *et seq.*, and other applicable federal and state laws, and might be subject to disclosure.

32. **NON-DISCRIMINATION.** RPL shall not engage in employment practices that discriminate against any person, including any sub-consultant, because of such person's race, creed, sex, color, national origin, ancestry, religion, physical or mental disability, marital or familial status, sexual orientation, or gender identity/expression, unless based on a bona fide occupational qualification or otherwise exempted by state or federal law.

Additionally, in selling property or improvements in the PUD, RPL shall not discriminate against any person on the basis of race, creed, sex, color, national origin, ancestry, religion, physical or mental disability, marital or familial status, sexual orientation, or gender identity/expression.

33. **TIME IS OF THE ESSENCE.** Time is of the essence in the performance of all terms and provisions of this Agreement.

34. **DISPUTE RESOLUTION.** In the event that a dispute related to this Agreement arises, the dispute shall be articulated in writing by any Party. The Parties shall then attempt to negotiate in good faith and resolve the dispute. If the Parties fail to resolve the dispute after meeting and conferring, then the Parties shall enter into non-binding mediation, or another mutually agreed upon alternative dispute resolution process. Fees and expenses for mediation shall be split equally between the Parties. The Parties agree that non-binding mediation or another mutually acceptable alternative dispute resolution process shall precede litigation.

35. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

36. **JOINT DRAFTING.** The Parties expressly agree that this Agreement was jointly drafted and all Parties had an opportunity to negotiate its terms and obtain the assistance of legal counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of any Party but shall be construed in a neutral manner.

37. **CONTRACTING AUTHORITY.** Each Party warrants that the person or persons executing this Agreement on behalf of such Party has the full right, power, and authority to enter into and execute this Agreement on such Party's behalf, and that no consent from any other person or entity is necessary to effectuate this Agreement, or, if any such consent, approval, or authorization is required, it has been obtained before that Party signs this Agreement.

38. **ORDER OF PRECEDENCE.** The following laws and this Agreement shall govern in the following order in case of any conflict among them: (1) Idaho law, then (2) the City Code, then (3) this Agreement, and then (4) the PUD.

39. **LIMITATION OF LIABILITY.** No Party shall be liable to any other Party, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, incidental, punitive, indirect, special, or consequential damages, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability, or otherwise.

40. **INSURANCE.** RPL, at its sole expense, shall procure and maintain in full force and effect insurance in accordance with the requirements set forth in Exhibit C, attached hereto and incorporated herein.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the last day and year written below ("Effective Date").

DATED this _____ day of _____, 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

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

Notary Public for the State of Idaho
Commission Expires _____

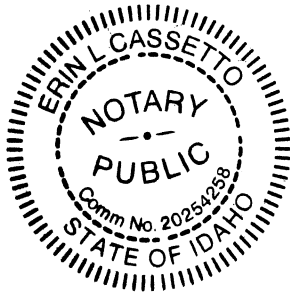
DATED this 20th day of July, 2026.

RPL DEVELOPMENT, LLC

Brian Schmidt
By: Brian Schmidt, Manager

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

On this 20 day of July 2026, before me, a Notary Public, personally appeared Brian Schmidt, known or identified to me as Manager of RPL Development, LLC, an Idaho limited liability company, and stated he has the authority to execute this instrument on behalf of RPL Development, LLC and did execute this instrument on behalf of the same.



Erin L. Cassetto
Notary Public for the State of Idaho
Commission Expires: 11-4-2031

EXHIBIT A

**Amended Planned Unit Development
between the City of Lewiston and RPL Development, LLC**

EXHIBIT B

Sample Certificate of Payment of Contractors and Vendors

EXHIBIT C

Insurance

APPENDIX I

Cost Estimate

APPENDIX II

Signed Certificate of Payment of Contractors and Vendors

EXHIBIT A

Instrument # 894985

NEZ PERCE COUNTY

11-22-2021 04:31:58 PM No. of Pages: 28

Recorded for : CITY OF LEWISTON

PATTY WEEKS

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: AGREEMENT/MISC

R. Lewis

(Above space for Recorder's use)

AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT ("Agreement") is made and entered into by and between the CITY OF LEWISTON, an Idaho municipal corporation, hereafter called "CITY," and RPL DEVELOPMENT, LLC, an Idaho limited liability company, hereafter called "DEVELOPER." CITY and DEVELOPER may individually be referred to as a "Party" or collectively as "Parties."

WHEREAS, Ordinance No. 4463 provided for the annexation into CITY of certain real property described in Exhibit A, attached hereto and incorporated herein, in addition to other lands adjacent to those described in Exhibit A;

WHEREAS, Ordinance No. 4463 also provided for the rezoning of certain real property described in Exhibit A, in addition to other lands adjacent to those described in Exhibit A, from F1 (ACI), Agricultural, which is within the Area of City Impact, to Planned Unit Development (PUD), within CITY boundaries;

WHEREAS, CITY and Canyon Crest Estates, LLC entered into a Planned Unit Development Agreement on May 14, 2007, which was approved through Resolution 2007-41;

WHEREAS, CITY and Canyon Crest Estates, LLC entered into an agreement on December 28, 2009 that amended a section of the original Planned Unit Development Agreement related to sidewalks, and which was approved through Resolution 2009-89;

WHEREAS, CITY and Canyon Crest Estates, LLC entered into an agreement on July 22, 2013 that further amended said section of the original Planned Unit Development Agreement related to sidewalks, and which was approved through Resolution 2013-37;

WHEREAS, CITY and Canyon Crest Estates, LLC entered into a Planned Unit Development Agreement on October 6, 2014 that amended the original Planned Unit Development Agreement, and which was approved through Resolution 2014-62;

AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT

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WHEREAS, the Parties entered into an Amended Planned Unit Development Agreement on April 24, 2017 that amended the original Planned Unit Development Agreement, and which was approved through Resolution 2017-27; and

WHEREAS, circumstances and conditions have changed, as included herein, that warrants additional amendments to the current Planned Unit Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed to and stipulated by and between CITY and DEVELOPER as follows:

ONE: In consideration of the rezoning accomplished by Ordinance No. 4463, DEVELOPER shall develop the real property described in Exhibit A according to all CITY and State standards, including those contained in this Agreement, as shall be in effect as of the Effective Date of this Agreement. Subdivision applications submitted to CITY prior to the Effective Date of this Agreement shall be subject to the use allowances and development standards of the prior Amended Planned Unit Development Agreement entered into by the Parties on April 24, 2017.

TWO: The real property herein described has been rezoned as a Planned Unit Development and is subject to the rules and conditions for Planned Unit Developments in place at the time of rezoning. A Concept Development Plan has been approved as part of the rezoning accomplished by Ordinance No. 4463. Said Concept Development Plan is hereby amended, the amended version of which is attached hereto as Exhibit B and incorporated herein by this reference.

A. In order to secure a building permit within the PUD district, DEVELOPER shall submit to the Community Development Department a detailed development plan of any or all sub-areas or development phases, in accordance with Lewiston City Code § 37-97(c). However, for those requirements of Lewiston City Code § 37-97(c)(3) which are demonstrated with a subdivision plat and/or building permit application, such as proposed public and private water, sanitary sewer, storm sewer; common open spaces and recreational areas; parking areas and streets, sidewalks, and other transportation facilities; size, location and arrangement of proposed buildings; an illustration of the architectural style and appearance of the proposed building or buildings, to said building permit application, the subdivision plat and/or building permit application shall serve as the detailed development plan.

B. The maximum number of residential units within the Planned Unit Development shall be five hundred forty-five (545) dwelling units. DEVELOPER shall construct a

minimum of sixty (60) of the permitted dwelling units as something other than detached, single-family residential units, each on their own lot.

C. Solid waste and recycling pickup for development and cluster housing development particular shall be coordinated with and approved by the Solid Waste Division of the City of Lewiston Public Works Department prior to issuance of building permits. Solid waste pickup may be located in alleys.

D. Any amendment to the PUD shall be subject to the provisions of Lewiston City Code § 37-97(d), (e), or (f), as appropriate and as may be amended from time-to-time.

THREE: The following definitions shall apply when used within this Agreement, and other land use and development standard terms used but not defined herein shall mean as they are defined in Lewiston City Code:

Single family dwelling: a building containing one (1) dwelling unit not attached to or sharing a common wall with another dwelling unit.

Cluster housing development: Cluster housing development consists of individual single family dwelling units, each on their own lot. The dwellings are typically one thousand (1,000) to two thousand (2,000) square feet. Dwellings are frequently clustered around a common open space. Front entrances of dwellings typically open onto the common space or onto the sidewalk. Parking areas are typically located at the side or the rear of the property, and are connected to the units by internal sidewalks. Vehicular circulation may be via public streets or private streets connected to the public street, serving individual lots, parking areas and/or garages. Single family dwellings are located on individual lots that meet the small lot development standards. Lots may or may not be directly connected or adjacent to public right-of-way. Access to individual lots may be allowed with an access easement or private streets to a developed public right-of-way. All dwellings must meet Lewiston Fire Department access requirements.

Duplex dwelling: a building on a single lot containing two (2) dwelling units.

Triplex dwelling: a building on a single lot containing three (3) dwelling units.

Fourplex dwelling: a building on a single lot containing four (4) dwelling units.

Townhome dwelling: one of a series of attached buildings on multiple lots where each building contains a dwelling unit and each dwelling unit is attached to the lot on which it is located.

Condominiums: a building, or group of buildings, on a single lot in which the dwelling units are owned individually, and the land, common areas and related improvements to the land are owned by all the dwelling unit owners on a proportional, undivided basis.

Mixed-use building: A building that is vertically mixed in use with commercial and residential uses with the residential dwelling units built over ground floor commercial uses.

Multi-family dwelling: a building containing five (5) or more dwelling units where the dwelling units are not owned individually.

Land Use Definitions (See Concept Development Plan for Locations):

Single Family Residential Zone: This PUD land use zone may include the following dwelling types, individually or in any combination.

- Single Family Dwelling with small lot development standards.
- Single Family Dwelling
- Duplex Dwelling
- Cluster Housing Development
- Small Lot Development

Non-Single Family Residential Zone: This PUD land use zone may include the following non-single family dwelling types individually or in any combination.

1. Mixed-use development within the Non-Single Family land use designation may include mixed-use buildings that include up to ten thousand (10,000) square feet of commercial uses within the PUD. The Non-Single Family Residential zone may include:

- Cluster Housing Development
- Triplex Dwellings
- Fourplex Dwellings
- Townhome Dwellings
- Condominiums
- Multi-Family Dwellings
- Mixed-use buildings

FOUR: The following use allowances and development standards shall apply to the development:

A. Unless otherwise stated in this Agreement, uses, standards, definitions, and requirements of the Lewiston City Code Chapter 37, Zoning, as in effect as of the Effective Date of this Agreement, and the uses and standards of the R-2, Low Density Residential, Zoning District and the C-1, Local Commercial, Zoning District, Lewiston City Code Chapter 32, Subdivision, and Lewiston Public Works Department Engineering

Division Standard Drawings as in effect as of the Effective Date of this Agreement shall apply.

B. Allowable Land Uses and Development Standards:

1. Small lot development:

- a. A maximum of fifty percent (50%) of the total allowable number of dwelling units within the PUD may be developed according to the small lot development provisions of Lewiston City Code § 37-33, small lot development, as may be amended from time-to-time.

2. Single-family dwellings:

- a. Minimum lot size – seven thousand five-hundred (7,500) square feet;
- b. Minimum lot width – sixty (60) feet for interior lots, for corner lots seventy (70) feet on one (1) street frontage and sixty (60) feet on the other;
- c. Minimum lot depth – eighty (80) feet;
- d. Maximum lot coverage (with all structures) – forty-five (45) percent;
- e. Front setback – twenty (20) feet minimum; or fifteen (15) feet if no attached garage or if attached garage is accessed from rear yard or side yard;
- f. Rear setback – twenty (20) feet minimum;
- g. Side setback – a total of fifteen (15) feet minimum for both sides combined with a five (5) foot minimum on one (1) side, except that there shall be fifteen (15) feet minimum on the street side for corner lots and twenty (20) feet minimum to the face of an attached garage accessed from the street side;
- h. Minimum two (2) parking spaces per dwelling unit. Minimum dimensions of a parking space shall be nine (9) feet wide and twenty (20) feet deep.

3. Duplex dwellings, triplex dwellings, fourplex dwellings, and condominiums:

- a. Minimum lot size – ten thousand (10,000) square feet for the first two (2) dwellings; two thousand (2,000) square feet for each additional dwelling over two (2);
 - b. Minimum lot width – sixty (60) feet for interior lots, for corner lots seventy (70) feet on one (1) street frontage and sixty (60) feet on the other;
 - c. Minimum lot depth – eighty (80) feet;
 - d. Maximum lot coverage (with all structures) –fifty percent (50%);
 - e. Front setback – twenty (20) feet minimum; or fifteen (15) feet if no attached garage or if attached garage is accessed from rear yard or side yard;
 - f. Rear setback – twenty (20) feet minimum;
 - g. Side setback – total of fifteen (15) feet minimum with five (5) foot minimum on one (1) side, except that there shall be a fifteen (15) foot minimum on the street side for corner lots and twenty (20) feet minimum to the face of an attached garage accessed from the street side;
 - h. Parking - Minimum two (2) parking spaces per dwelling unit. Minimum dimensions of a parking space shall be nine (9) feet wide and twenty (20) feet deep;
 - i. If parking for a triplex dwelling, fourplex dwelling, or condominium development is provided in a parking lot arrangement instead of within a driveway and/or garage specific to each dwelling unit, then the parking lot shall conform to the parking lot standards of the Zoning Code.
4. Townhome dwellings:
- a. Minimum lot size – one thousand nine hundred twenty (1,920) square feet;
 - b. Minimum lot width – twenty-four (24) feet for interior lots, forty (40) feet for corner lots;
 - c. Minimum lot depth – eighty (80) feet;

- d. Maximum lot coverage (with all structures) – sixty-five (65) percent;
 - e. Minimum front setback – ten (10) feet;
 - f. Minimum rear setback – twenty (20) feet;
 - g. Minimum side setback – Zero (0) when adjacent to another townhome on the property line, or five (5) feet minimum from an exterior wall to the property line when townhomes are separated, and fifteen (15) feet minimum on the side street side for corner lots;
 - h. Minimum parking - two (2) parking spaces per dwelling unit. Minimum dimensions of a parking space shall be nine (9) feet wide and twenty (20) feet deep;
 - i. Driveway access to parking for townhome dwellings must be provided from an alley or, if on a corner lot, a street side and shall not be allowed from the street that has the shortest of the two (2) street frontages.
5. Multi-family dwellings, exclusive of any intermediate or long-term care facility, subject to the following:
- a. A minimum of three (3) acres and forty (40) dwelling units of multi-family dwellings and a maximum of seventy-two (72) dwelling units of multi-family dwellings not in excess of fifteen (15) dwelling units per acre shall be developed as part of the PUD;
 - b. Not to exceed twelve (12) units per building;
 - c. Minimum lot size – ten thousand (10,000) square feet for the first two (2) dwellings; two thousand five hundred (2,500) square feet for each additional dwelling over two (2);
 - d. Minimum lot width – sixty (60) feet for interior lots, for corner lots seventy (70) feet on one (1) street frontage and sixty (60) feet on the other;
 - e. Minimum lot depth – eighty (80) feet;
 - f. Maximum lot coverage (with all structures) – fifty percent (50%);

- g. Front setback – ten (10) feet minimum but twenty (20) feet minimum to a garage door;
- h. Rear setback – twenty (20) feet minimum;
- i. Side setback – zero (0) feet minimum per side, except that there shall be a fifteen (15) foot minimum on the street side for corner lots;
- j. Open space – A minimum of one hundred (100) square feet of useable outdoor open space per dwelling unit shall be provided, exclusive of required parking lot landscape areas. Such space may be for common use, such as a ball court, improved picnic/barbeque area, grassy play area, etc., in addition to any covered first floor patios and any second floor decks or balconies provided as amenities for individual dwelling units;
- k. Laundry facilities – If clothes washers and dryers are not provided in each dwelling unit, then there shall be a central laundry facility containing a minimum of one (1) washer and one (1) dryer per four (4) dwelling units for use by all residents;
- l. Parking - one (1) parking space per dwelling unit plus one (1) parking space per four (4) units for studio and one (1) bedroom units; and two (2) parking spaces per dwelling unit plus one (1) parking space per four (4) units for two (2) or more bedroom units; or one (1) parking space per dwelling unit, regardless of the number of bedrooms, for multi-family dwellings reserved exclusively for elderly or disabled residents, as currently defined by the United States Department of Housing and Urban Development;
- m. Parking lots shall be developed in conformance with the standards for such set forth in the Zoning Code.

6. Cluster Housing Development Standards

The following standards apply to residential cluster housing developments within the PUD:

Cluster Housing Development: Standards	
STANDARD	SITE REQUIREMENTS
Cluster Size	4 or more dwelling units
Maximum Floor Area	2,000 square feet
Maximum wall height for dwellings	20 ft.
Maximum building height to highest point of roof	30 ft.
Minimum common open space per unit	300 square feet
Minimum private open space per unit	200 square feet
Minimum setback from front door to front lot line and/or parcel boundary of common open space	10 ft.
Minimum side setback	5 ft.
Minimum rear setback	5 ft.
Minimum distance between buildings (including accessory building)	10 ft.
Minimum parking spaces required	1 per unit, plus 1 per bedroom after 2 bedrooms
Setback: <i>A distance from a curb, property line, or structure within which building is prohibited.</i>	

- a. Vehicular access to the cluster housing development may be from a private street to an improved public right-of-way with a common access easement connecting all lots to the public right-of-way. Lots are not required to front on a public or private street. Access to lots may be pedestrian only through common open space with a common access easement. Assigned unit parking spaces shall be located within one hundred fifty feet (150') of unit.
- b. Private street design to be approved by the Lewiston City Council through subdivision plat. In the case of a private street approved by the Lewiston City Council through a subdivision plat, each lot shall hold a recorded access easement and maintenance agreement for that lot's share of access and maintenance of the street. Alternately, access and maintenance may be shared by each lot in the subdivision through homeowner association ownership of the street.
- c. Common open space shall be owned and managed by an established Home Owner's Association (HOA). The Cluster Development

HOA shall be a sub-association to the overall PUD HOA and shall be defined in the approved CC&R's.

- d. All dwellings must meet Lewiston Fire Department access requirements.
7. The following residential accessory buildings, structures, and uses are allowed, regardless of the associated land use, according to the following standards:
- a. Garages, carports, swimming pools, garden sheds, etc.
 - b. Detached accessory buildings shall be subject to the following development standards:
 - 1. Setbacks from property lines:
 - a. Front: Twenty (20) foot minimum;
 - b. Side yard, street: Fifteen (15) foot minimum street side on a corner lot;
 - c. Side yard, interior property line: Five (5) foot minimum from an interior side or rear property line;
 - d. Garage or Carport setback: Twenty (20) foot minimum for a garage or carport to be accessed from any street or alley;
 - e. Approaches for detached accessory buildings that connect to public streets shall require approval from the City of Lewiston Engineer.
 - 2. The total footprint of a single detached accessory building on a lot shall not exceed one thousand two hundred (1,200) square feet, except if for carport structure accessory to a condominium or multifamily dwelling development;
 - 3. The total footprints of all detached accessory buildings combined on a lot shall not exceed one thousand five hundred (1,500) square feet, except if for carports accessory to condominium or multifamily dwelling development;
 - 4. Not to exceed sixteen (16) feet in height, as measured to the coping of a flat roof or the average height of a shed roof or

the average height of a pitch, hip, gable, gambrel or mansard roof, unless the side and rear setbacks are increased from the five (5) foot minimum by one (1) foot for each foot of height over sixteen (16) feet and the roof pitch matches that of the residence, but never to exceed the height of the residential building by more than three (3) feet;

5. Of similar exterior color, siding, and roofing materials as the residential building;
6. Gable or hip roof with a minimum pitch of 3:12;
7. Minimum eave length of that of the residential building;
8. Shall not be closer to the street than front of the residence, unless on the street side of a corner lot and meets the required street side yard setback; except those through (double fronted) lots on the south side of Clearview Point Drive, which shall be allowed to have detached accessory buildings and swimming pools behind the homes on the south ends of the lots closer to Bryden Avenue than the homes, provided that they maintain a twenty (20) foot minimum setback from the Bryden Avenue right of way line.
8. Home occupations: Home occupations shall be permitted in accordance with the provisions of Lewiston City Code Chapter 37, Article VI.
9. A minimum of five thousand (5,000) square feet and a maximum of ten thousand (10,000) square feet of commercial use within mixed-use commercial building(s) within the Non-Single Family Residential Zone shall be developed subject to the provisions of the Local Commercial, C-1, Zone. Accessory buildings for uses permitted by this section are allowed, subject to the development standards of the C-1 Zone. Notwithstanding the by right and conditional uses in the C-1 Zone, only the following uses shall be allowed by right, subject to the development standards and the development limitations of the C-1 Zone:

- a. Day care center, subject to the special conditions set forth in Lewiston City Code § 37-20.1(5), as may be amended from time-to-time;
- b. Eating or drinking establishment without drive-thru;
- c. Personal service uses;
- d. Professional offices;
- e. Retail sales and service.

C. Phasing: The PUD is planned to be built in multiple phases, each of which shall be submitted for preliminary and final plat approval according to the standards of Chapter 32, Subdivisions, of the Lewiston City Code. No preliminary plat shall consist of less than three (3) acres. Each preliminary plat may be completed by smaller, multiple final plat phases. Each final plat phase shall be designed and constructed in compliance with all applicable state and local codes and standards in effect at the time the final plat is submitted, including the standards depicted in the five (5) detail drawings attached hereto and incorporated herein as Exhibit D, as deemed appropriate by the City of Lewiston Engineer. Vesting of a preliminary plat shall require a final plat, including a minimum of three (3) acres or one third (1/3) of the area of the preliminary plat, whichever is less, to be submitted within one (1) year of the date of the preliminary plat approval and receipt of final plat approval by the Lewiston City Council within two (2) years of the date of submittal. Thereafter, a final plat shall be submitted at least once every five (5) years and receive Lewiston City Council approval for any remaining phase(s) or any remainder of the preliminary plat shall automatically become null and void. Final platting of the entirety of each preliminary plat shall be completed within no more than twenty (20) years from the date of preliminary plat approval.

Approval of each preliminary plat may be dependent upon successful completion of specific requirements of each previously platted phase, such as improvements identified in the Traffic Impact Analysis and infrastructure extensions.

D. Traffic and Access: A Traffic Impact Analysis shall be performed at the DEVELOPER'S cost and accepted by the City of Lewiston Public Works Department. Recommendations of the Traffic Impact Analysis must be constructed or funded by the DEVELOPER in proportion to the PUD's identified impacts. Cross section drawings

of streets shall be included within this Agreement by reference (City of Lewiston Standard Drawings). In addition:

1. The north-south connector, 18th Street to Lindsay Creek Road, must be completed to a Fire Apparatus Access Road standard (compliant with the most recent International Fire Code and Lewiston Fire Department Standard Operating Procedures) prior to the beginning of construction of Phase 1 and maintained by grading at least once annually to allow adequate access for emergency response vehicles. "Adequate access" shall be determined by the Lewiston Fire Department as outlined in the International Fire Code for fire access roads.
2. 18th Street connection to Lindsay Creek Road full street improvements shall be completed in conjunction with construction of the intersection at the top of the hill or with the street improvements for the 300th permitted dwelling unit, whichever comes first.
3. No building permits shall be issued until the street improvements associated with the building permit address are completed to CITY standards or those depicted in the five (5) detail drawings in Exhibit D or an appropriate security, including a bond, is provided in an amount and in a form acceptable to the City of Lewiston Engineer, and including the DEVELOPER having deeded to the CITY a finished lot or lots, as acceptable to the City of Lewiston Engineer. In the case of the north-south connector currently known as 18th Street, the street improvements must be completed through to the far limits of the associated development phase prior to issuance of building permits. The connection of 18th Street to Lindsay Creek Road shall be completed prior to issuance of any building permit after building permits have been approved for construction of the first three hundred (300) dwelling units. The 18th Street construction shall comply with the residential collector CITY design standard in effect at the time of construction and shall include the necessary improvements to Lindsay Creek Road in the vicinity of the intersection.
4. Off-site traffic mitigation, as identified by the Traffic Impact Analysis, was satisfied with completion of Phase I of the PUD.

E. Water: The subject site must be annexed into the Lewiston Orchards Irrigation District boundary prior to beginning construction of the PUD or storage of combustible construction materials.

F. Open Space: An area that is not developed with occupied buildings or is undevelopable within the Canyon Crest PUD. Open space may include common areas, public parks, private parks, conservation areas, trails, and other property that is not developed for residential or commercial use.

1. Common Area: An area inside the Canyon Crest PUD that is owned by the HOA which charges each tenant for maintenance and upkeep. Common areas may include tracts for stormwater facilities,
2. Public Park: An area that is owned and maintained by the CITY. The public park shall be developed in collaboration with the CITY by the DEVELOPER for ownership by the CITY. Public parks may include children's play areas, picnic shelters, open play fields, sport courts and fields, as well as other improvements. Maintenance may be the direct responsibility of the CITY or accomplished through the establishment of a memorandum of understanding with the HOA or DEVELOPER.
3. Private Park: An area that is owned and maintained by the HOA. The park may or may not be developed by the DEVELOPER in collaboration with the CITY. Final design of private parks is the sole discretion of the DEVELOPER. Private parks may include children's play areas, picnic shelters, open play fields, sport courts and fields, as well as other improvements. Maintenance will be the responsibility of the HOA.
4. Conservation Areas: Conservation areas include the Lindsay Creek Canyon slope and west drainage. DEVELOPER shall identify undevelopable land associated with the slopes of Lindsay Creek Canyon and the drainage on the west boundary of the Canyon Crest PUD on the final plat of the phase that creates the tract(s) or parcel(s) that include those areas. A legal description of the applicable Conservation Area tract(s) or parcel(s) shall be included in the Final Plat. Those tract(s) or parcel(s) shall be open space and may be maintained by the HOA, DEVELOPER, or other organization as determined by the DEVELOPER.

5. Trails: Paved or unpaved pedestrian ways that are not sidewalks. Trails may be located in open space, public right-of-way, or within public or private parks.
6. Maintenance: Open space shall be set aside and improved as appropriate by the DEVELOPER with landscaping, restoration planting and/or other features. All open space shall be maintained to minimize stormwater erosion and the risk of fire hazards caused by overgrown vegetation.
7. Phasing: Open Space shall be identified and improved with each phase of development. The Canyon Crest PUD shall be developed to include a minimum of three (3) acres or three percent (3%) of the gross developable land area (whichever is greater) in common areas, public/private parks, and trails. Conservation areas that include Lindsay Creek Canyon and the drainage to the west of the subject site are not included in the required open space.
8. Open space may be dedicated to the HOA, an appropriate 501(c)(3) nonprofit organization, or other entity for management and maintenance. Open space that is acceptable to the City of Lewiston Parks and Recreation Director may be transferred to CITY parks in the future for public open space or public park development. Open space areas or portions thereof shall not be conveyed to owners of adjoining building lots or otherwise converted in to private building lots.
9. No dumping of any sort shall be permitted in any such space except for fill material when placed under a valid utility or building permit issued by CITY.

G. Trail and Open Space Master Plan: The DEVELOPER shall work with the City of Lewiston Engineer and City of Lewiston Parks and Recreation Department Director to develop a Trail and Open Space Master Plan, as illustrated in Exhibit C, attached hereto and incorporated herein, for the construction of a trail system within Canyon Crest. The intent of the Trail and Open Space Master Plan is to plan for and accommodate connection to future off-site trails that will create a larger, public trail system in the area. The Trail and Open Space Master Plan shall identify the alignment and location of the trails, trail heads, future trail connections and trail section. The Trail and Open Space Master Plan shall identify and provide opportunities for the CITY to connect a future

CITY trail system to the Canyon Crest system. CITY, DEVELOPER, HOA or other ownership of the trail system or parts of the trail system will be identified as part of the Trail and Open Space Master Plan. In addition, a draft maintenance agreement or memorandum of understanding for maintenance and access will be developed as part of the Trail and Open Space Master Plan.

H. Trail Construction: The trail alignment shall be constructed in general conformance with the Trail and Open Space Master Plan, (or as otherwise amended upon agreement between the DEVELOPER, City of Lewiston Engineer, and City of Lewiston Parks and Recreation Department Director. DEVELOPER may construct the trail system in phases in conjunction with each development phase. Trails may be constructed on dedicated right-of-way or development tracts. Trail access easements shall be included with each Final Plat. DEVELOPER's trail shall be granted an easement for public use, as it is intended to become part of a larger public trail system in the area. The alignment of the trail and associated trail amenities shall be included in the DEVELOPER's street plan submittal for review. The trail construction standard (width, section, pavement design, etc.) shall be approved by the City of Lewiston Public Works Department and City of Lewiston Parks and Recreation Department. Each phase of the trail construction shall be completed within six (6) months of acceptance by the CITY of the streets within the phase.

I. Grading: No site grading shall be done without a utility or building permit. Any land that has been graded or otherwise cleared of vegetation, and where construction has not commenced within three (3) months, shall be seeded with grasses to prevent erosion, dust generation, and weed propagation. Any land graded for construction of any type shall be kept in conformance with CITY standards, Chapter 17, Lewiston City Code. All construction sites shall be controlled to minimize dust generation during construction. DEVELOPER shall take appropriate measures to prevent mud and debris from being tracked onto public rights of way during the construction phase.

J. Wetlands: Should the property contain lands identified as wetlands by the US Army Corps of Engineers, said area shall be clearly marked on all final plats and no development shall be allowed to take place within those areas designated as wetlands unless done in full compliance with Corps of Engineers standards and with their written approval. Notification of the existence and limitations on the use of the wetlands, if any,

shall be contained within the deed transferring title to each affected lot to the buyer from the seller.

K. Sidewalks: Sidewalks are required on both sides of all streets within the subdivision. However, the City of Lewiston Engineer shall have the ability to evaluate proposals from the DEVELOPER to exchange an equal value of required sidewalk and street improvements for interior pedestrian path improvements or Fee In Lieu Of (FILO) payments. Any proposal shall ensure that sidewalk shall be required on at least one side of all CITY streets within the subdivision.

L. Street Trees: Street trees shall be planted by DEVELOPER or the lot owner in the right-of-way between the street and sidewalk, as approved by the City of Lewiston Engineer and the City of Lewiston Forester. An automatic irrigation system shall be provided for the street trees. The number of street trees to be planted is one (1) per lot street frontage, except none for lots on cul-de-sacs; or, for townhome dwellings, street trees shall be planted at a spacing of not less than thirty-six (36) feet as measured between the lot lines of the outermost lots. Each lot owner shall be responsible for maintenance of the street tree(s) for his/her lot, including replacement when necessary. Street trees shall be planted for each lot prior to the approval of final inspection for a building on a lot or prior to the approval of the final inspection of the last building on a lot being developed in phases with multiple primary buildings. Street acceptance and tree planting may be delayed when weather conditions do not allow for the paving of streets or planting of trees, typically from November 1st through March 1st.

FIVE: DEVELOPER shall secure confirmation that the proposed open space improvements and related Agreement amendment language, as shown in Section Four F, G, H, I, and J of this Agreement, and the proposed Canyon Crest Trail and Open Space Master Plan are accepted by CITY's Parks and Recreation Director.

SIX: DEVELOPER shall construct historical, health, geological, and/or environmental informational kiosks as part of the Canyon Crest Trail and Open Space Master Plan, whereby such kiosks are called for in the Parks and Open Space Master Plan, as acceptable to CITY's Parks and Recreation Director.

SEVEN: This Agreement shall be recorded in the Office of the Nez Perce County Recorder and shall be an encumbrance upon the real property described in Exhibit A.

EIGHT: This Agreement is entered into pursuant to the provisions of Idaho Code § 67-6515 and Lewiston City Code §§ 37-94 through 37-97, as those sections are currently constituted or may hereafter be amended, which provisions are incorporated herein.

NINE: This Agreement and the documents referred to herein shall constitute the entire agreement between the Parties to allow development of the land described herein. Where this Agreement is silent, CITY codes, development standards, and practices shall apply as they may be amended from time-to-time.

TEN: This Agreement shall replace and supersede the original Planned Unit Development Agreement entered into on May 14, 2007 (approved through Resolution 2007-41) and any and all amendments to said original Planned Unit Development Agreement, including the most recent Amended Planned Unit Development Agreement executed by the Parties on April 24, 2017 (approved through Resolution 2017-27).

ELEVEN: This Agreement and the provisions herein shall be binding on the heirs, devisees and successors in interest of the Parties hereto.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year written below ("Effective Date").

Signature page to follow

DATED this 11th day of November 2021.

CITY OF LEWISTON

Michael G. Collins
Michael G. Collins, Mayor

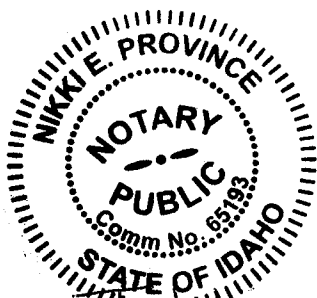
ATTEST:

Kari J. Ravencroft
Kari J. Ravencroft, City Clerk

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



On this 11th day of Nov. 2021, before me, a Notary Public, personally appeared Michael G. Collins and Kari J. Ravencroft, known or identified to me as the Mayor and City Clerk, respectively, of the City of Lewiston, and stated that they have the authority to execute this instrument on behalf of the City of Lewiston, and did execute this instrument on behalf of the City of Lewiston.



Nikkie Province
Notary Public for the State of Idaho
Commission Expires 02/22/27

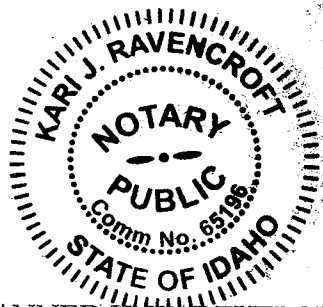
RPL DEVELOPMENT, LLC

Dan Mader
Dan Mader, Manager

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

On this 18th day of November 2021, before me, the undersigned Notary Public for the State of Idaho, personally appeared Dan Mader, known or identified to me as the Manager of RPL Development, LLC, and stated he has the authority to execute this instrument on behalf of RPL Development, LLC, and did execute this instrument on behalf of RPL Development, LLC.

In witness whereof, I have hereunto set my hand and official seal the day and year first above written.



Kari J. Ravencroft
Notary Public for the State of Idaho
Commission Expires: 03/11/2027

AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT
Page 19 of 19

EXHIBIT A

PUD - RPL Dev.

894985

HEDCO, Inc.DAN H.
Received
2-6-07528 Bryden Avenue
Lewiston, ID 83501
(208) 798-5422 Office
(208) 746-3899 Fax
(208) 791-1699 Cell**GRMP, LLC**
The Estates at Canyon Crest
PUD Boundary Description

January 25, 2007

A parcel of land located in the East half of Section 10, the North half of the NW¼ of Section 14, and West half of the SW¼ of Section 11, T. 35 N., R. 5 W., B.M., Nez Perce County, Idaho, more particularly described as follows:

Beginning at the Northwest Corner of Section 14, T. 35 N., R. 5 W., B.M., said point being the **TRUE POINT OF BEGINNING** for this description and running thence S00°22'38"E 1328.92 feet along the West Line of said Section 14 to the North Sixteenth Corner on said West Section Line;

thence N89°25'11"E 1996.78 feet, more or less, along the North Sixteenth Line of said Section 14 to a point on the southwesterly right-of-way line of Lindsay Creek Road;

thence N36°12'41"W 459.24 feet along said right-of-way line;

thence N51°16'45"W 534.04 feet along said right-of-way line;

thence N45°27'44"W 307.04 feet along said right-of-way line;

thence N26°44'19"W 314.33 feet along said right-of-way line;

thence N25°35'07"W 409.96 feet along said right-of-way line;

thence N29°17'54"W 532.59 feet along said right-of-way line;

thence N19°34'08"W 370.20 feet along said right-of-way line;

thence N11°57'11"W 337.18 feet along said right-of-way line;

thence N00°45'43"W 293.20 feet along said right-of-way line;

thence N11°25'39"E 442.96 feet along said right-of-way line;

thence N01°20'36"E 76.25 feet along said right-of-way line;

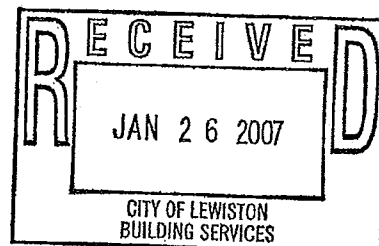
thence N17°38'26"W 76.58 feet along said right-of-way line;

thence N32°16'42"W 316.67 feet along said right-of-way line;

thence N40°12'38"W 17.67 feet along said right-of-way line;

thence S89°25'49"W 221.75 feet to a point on the West Line of Section 11, T. 35 N., R. 5 W., B.M.;

thence N00°18'58"W 86.00 feet along said Section Line to the West Quarter Corner of said Section 11;



PUD Boundary Description for The Estates at Canyon Crest Property

thence N00°19'28"W 173.62 feet to the southwesterly right-of-way line of Lindsay Creek Road;

thence N48°43'05"W 151.52 feet along said right-of-way line;

thence N54°06'41"W 467.15 feet along said right-of-way line;

thence N59°06'29"W 449.98 feet along said right-of-way line;

thence N72°32'24"W 314.44 feet along said right-of-way line;

thence N78°42'34"W 153.65 feet along said right-of-way line to a point on the East Sixteenth Line of said Section 10;

thence S00°19'59"E 916.51 feet along said Sixteenth Line to the Northeast Sixteenth Corner of said Section 10;

thence S89°24'56"W 1324.13 feet along the Latitudinal Centerline to the Center Quarter Corner of said Section 10;

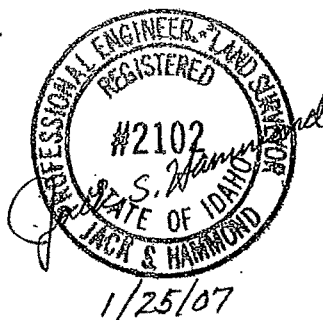
thence S00°19'17"E 1331.54 feet along the Meridional Centerline of said Section 10 to the South Sixteenth Corner on said Meridional Centerline;

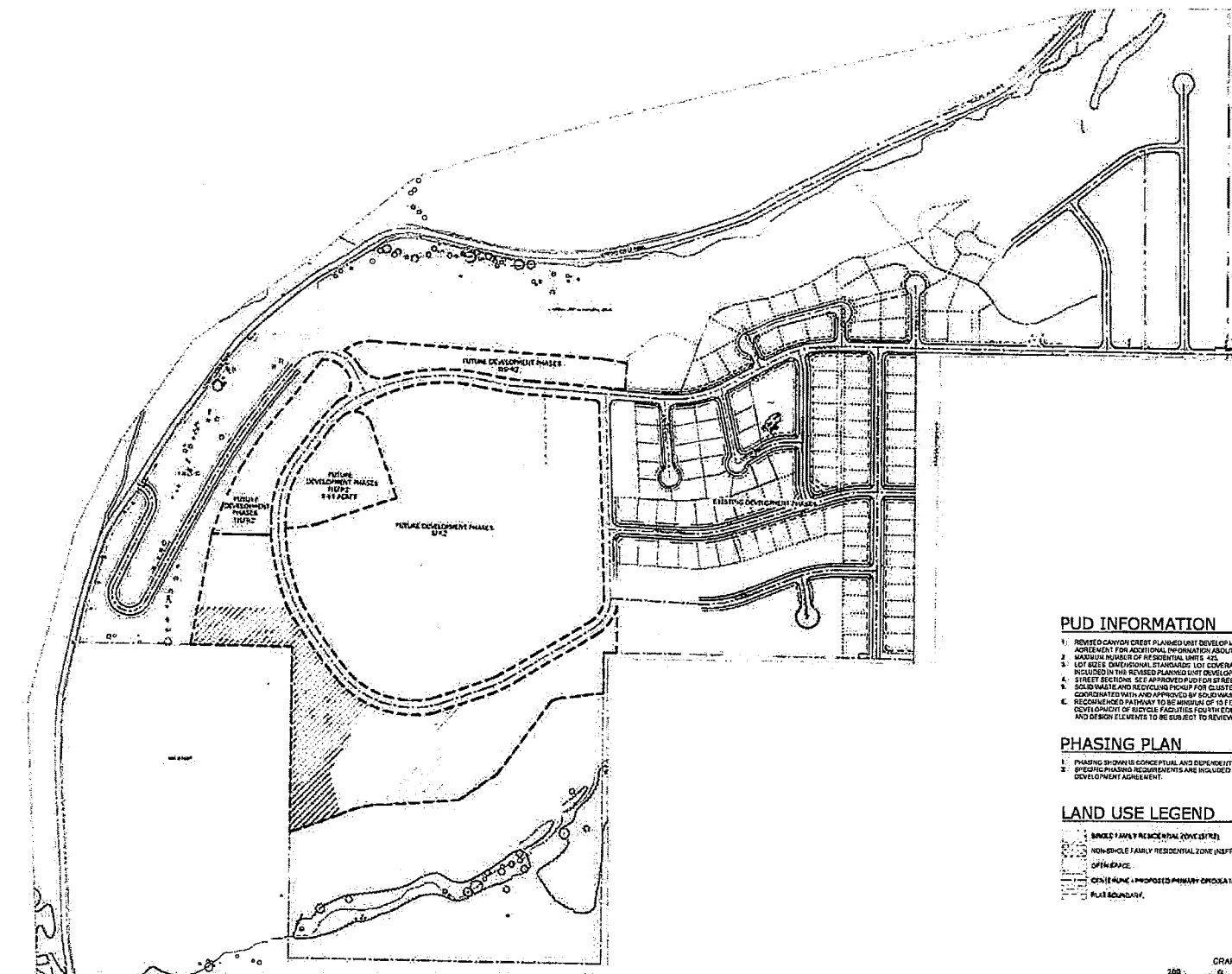
thence N89°14'21"E 1324.70 feet along the South Sixteenth Line of said Section 10 to the Southeast Sixteenth Corner of said Section 10;

thence S00°18'58"E 1327.45 feet along the East Sixteenth Line of said Section 10 to the East Sixteenth Corner on the South Line of said Section 10;

thence N89°02'50"E 1324.25 feet along said Section Line to the Southeast Corner of said Section 10 and the **TRUE POINT OF BEGINNING**.

This Parcel contains 210.74 Acres, more or less.





THE ESTATES AT CANYON CREST PLANNED UNIT DEVELOPMENT
CONCEPT DEVELOPMENT PLAN, AMENDMENT

PUD INFORMATION

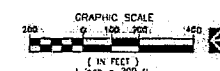
1. REVISED CANYON CREST PLANNED UNIT DEVELOPMENT, SEE REVISED PLANNED UNIT DEVELOPMENT AGREEMENT FOR ADDITIONAL INFORMATION ABOUT PROPOSED DEVELOPMENT AND LAND USES
2. MAXIMUM MAXIMUM OF RESIDENTIAL UNITS: 425
3. LOT SIZES: DIMENSIONAL STANDARDS: LOT COVERAGE AND BUILDING HEIGHT LIMITATIONS ARE INCLUDED IN THE REVISED PLANNED UNIT DEVELOPMENT AGREEMENT
4. STREET SECTIONS: SEE APPROVED PUD FOR STREET SECTIONS
5. SOLIDWASTE AND RECYCLING PICKUP FOR CLUSTER HOUSING DEVELOPMENT SHALL BE COORDINATED WITH AND APPROVED BY SOLIDWASTE PRIOR TO SIGNATURE OF BUILDING PERMITS
6. RECOMMENDED PATHWAY TO BE MINIMUM OF 10 FEET (WIDENING ACCORDING TO 2015 CODE FOR THE DEVELOPMENT OF BICYCLE FACILITIES FOURTH EDITION (AASHTO), OFF STREET PATHWAY DESIGN AND DESIGN ELEMENTS TO BE SUBJECT TO REVIEW AND APPROVAL BY CITY ENGINEER

PHASING PLAN

1. PHASING SHOWN IS CONCEPTUAL AND DEPENDENT UPON MARKET FORCES
2. SPECIFIC PHASING REQUIREMENTS ARE INCLUDED IN THE REVISED PLANNED UNIT DEVELOPMENT AGREEMENT

LAND USE LEGEND

- SINGLE FAMILY RESIDENTIAL (SFR) (SFR)
- NON-SINGLE FAMILY RESIDENTIAL (NSFR) (NSFR)
- OPEN SPACE
- CANYON CREST PLANNED UNIT DEVELOPMENT (PUD) (PUD)
- PLAT BOUNDARY



Canyon Crest Planning, LLC
11111 Canyon Crest
Suite 100
Canyon Crest, AZ 85901
(520) 795-1111

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THE ESTATES AT CANYON CREST
PLANNED UNIT DEVELOPMENT: AMENDMENT
CONCEPT DEVELOPMENT PLAN

REVISIONS	DATE
1	
2	
3	
4	

21-033
9/30/21
SH
MT

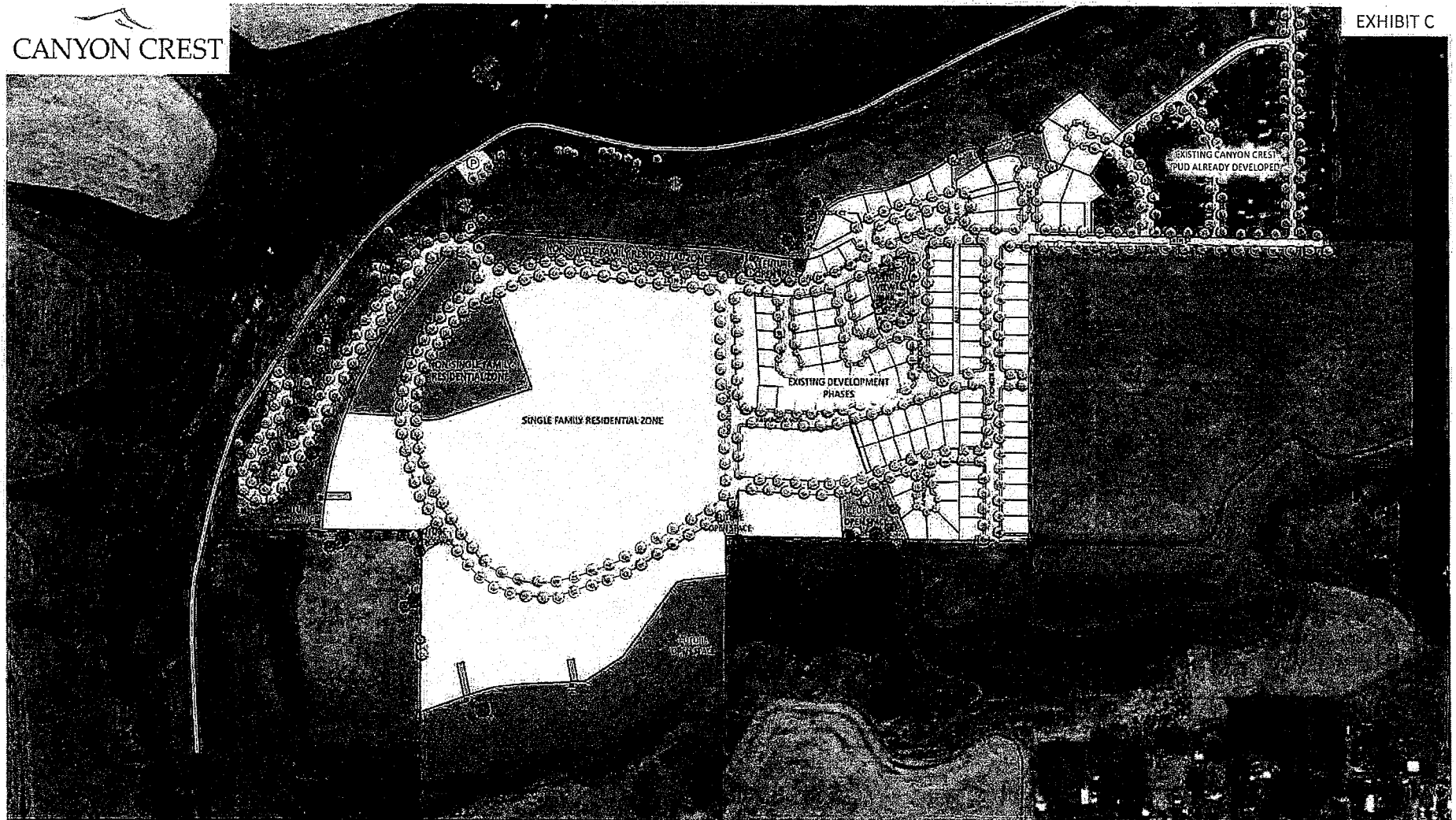
DRAWN: 1 OF 1
1

EXHIBIT B

PUD - RPL Dev
8949885

CANYON CREST

EXHIBIT C



CANYON CREST PARK, OPEN SPACE, AND TRAIL MASTER PLAN LEWISTON, IDAHO

NOTE: PLAN IS FOR ILLUSTRATIVE PURPOSES. INFORMATION SHOWN BASED ON CONDITIONS EXISTING SEPTEMBER 29, 2021.

LEGEND

- SINGLE FAMILY RESIDENTIAL ZONE
- NON-SINGLE FAMILY RESIDENTIAL ZONE
- PARK/OPEN SPACE
- POTENTIAL FUTURE TRAIL
- - CANYON CREST TRAIL SYSTEM
- Ⓟ TRAIL ACCESS PARKING

✱ TRAIL OVERLOOK

✱ PICNIC AREA

□ KIOSK- HISTORICAL, NATURAL, GEOLOGICAL, AND/OR ENVIRONMENTAL INFORMATIONAL. KIOSKS SHALL BE INSTALLED, WHEREBY SUCH KIOSKS ARE CALLED FOR IN THE CITY OF LEWISTON PARKS AND OPEN SPACE MASTER PLAN, AS ACCEPTABLE TO THE PARKS AND RECREATION DIRECTOR.

MICHAEL TERPIL & LANDSCAPE ARCHITECTS, PLLC
1421 N. KILBOURNE AVE., SUITE 250
LEWISTON, IDAHO 83404
(208) 842-7449
SEPTEMBER 30, 2021



EXHIBIT C

PAU-RPL Dev.
894985

EXHIBIT D

LEGEND

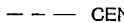
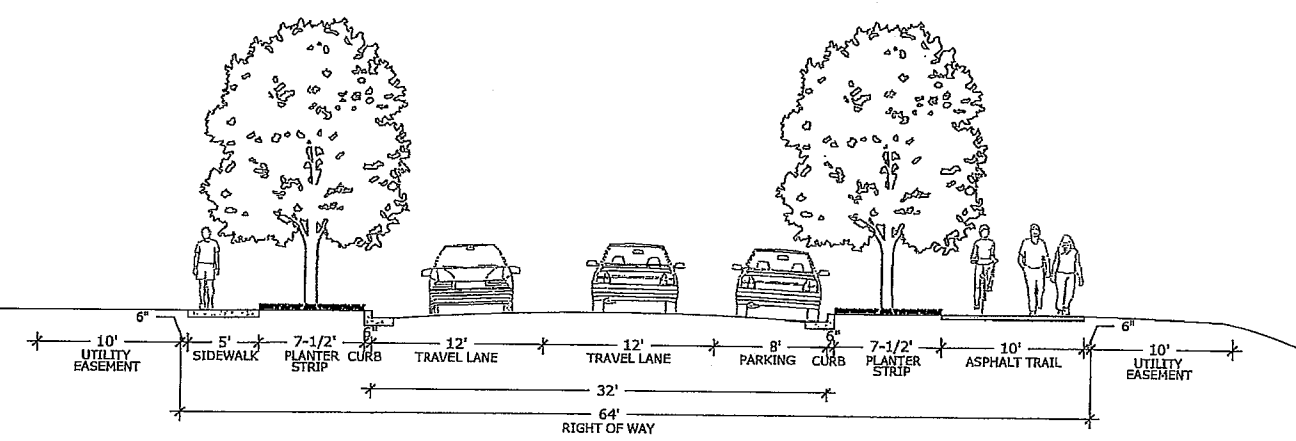
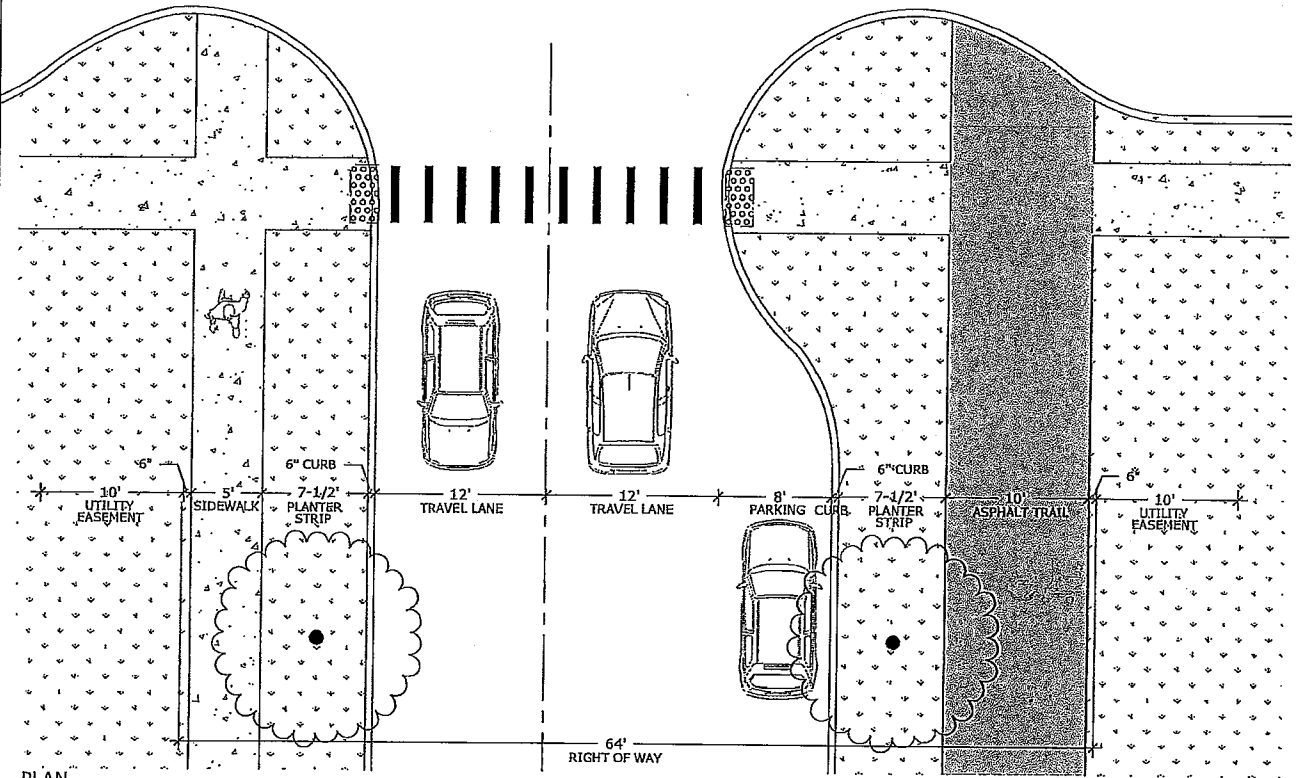
-  CONCRETE
-  SODDED TURF PLANTER AREA.
-  ASPHALT TRAIL.
-  CENTER LINE

EXHIBIT D

NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.





SCALE	TITLE	DETAIL NUMBER
NTS	18TH STREET WITH PARKING ON ONE SIDE AND ASPHALT TRAIL	1
DATE		
2/8/17		
MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC		PROJECT
1421 N MEADOWWOOD LN, SUITE 150		
LIBERTY LAKE, WA 99019		
(509) 922-7449		
		CANYON CREST PUD LEWISTON, ID

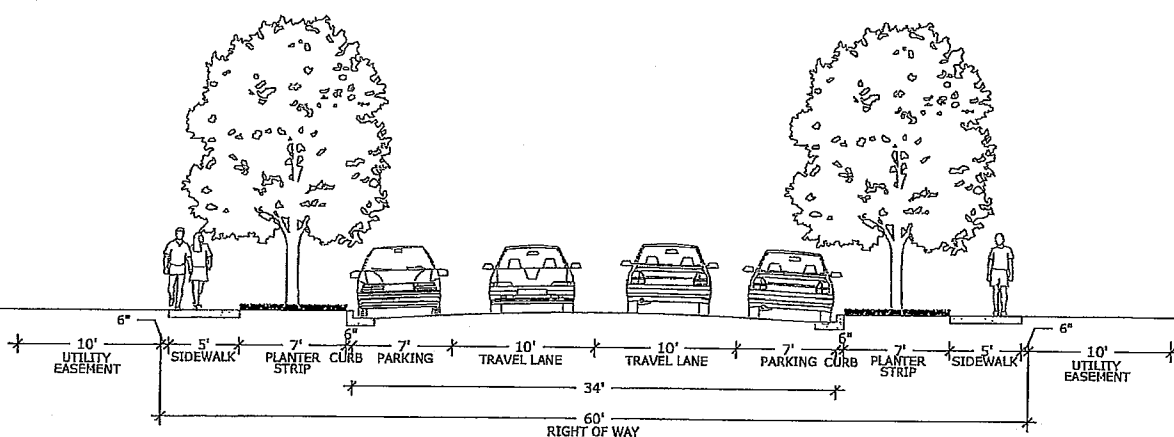
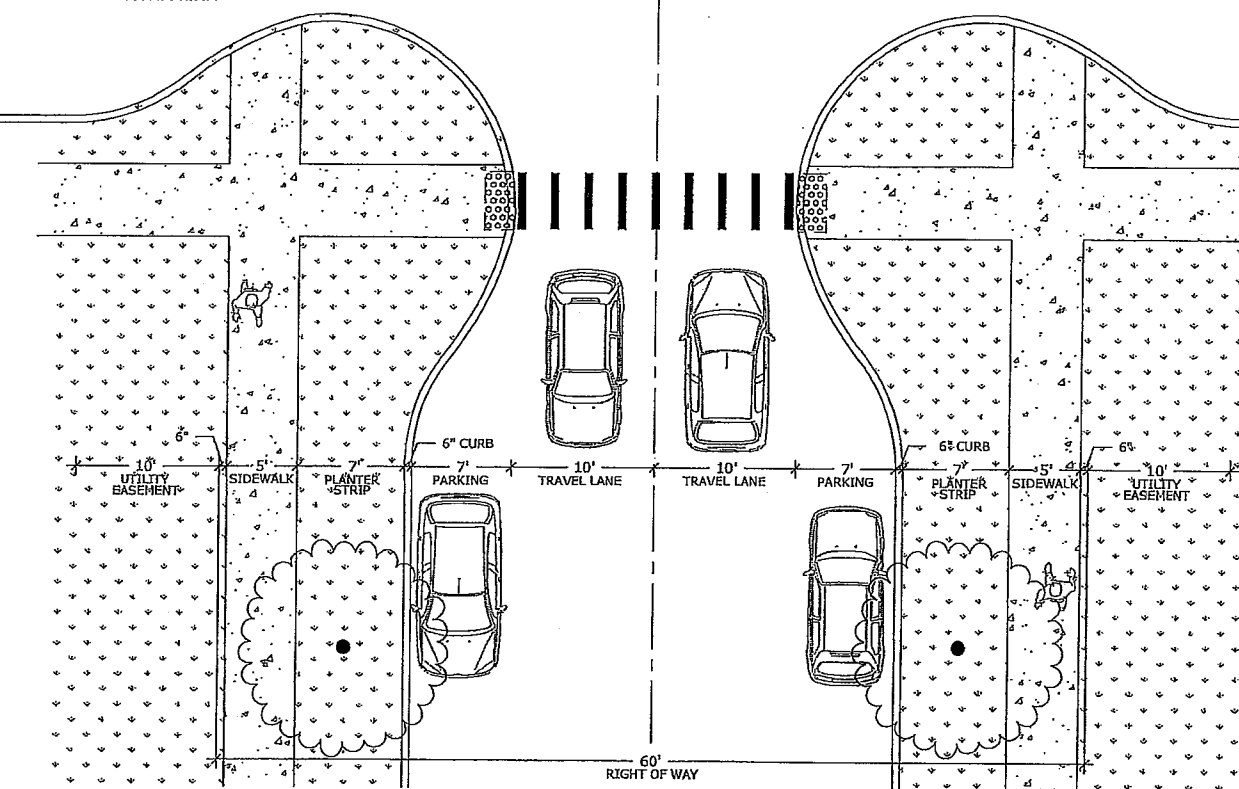
LEGEND

-  CONCRETE
-  SODDED TURF PLANTER AREA.
-  CENTER LINE

EXHIBIT D

NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



SECTION

SCALE

NTS

DATE

2/8/17

TITLE

34' RESIDENTIAL STREET WITH PARKING
ON BOTH SIDES

DETAIL NUMBER

2

MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC

1421 N MEADOWWOOD LN, SUITE 150

LIBERTY LAKE, WA 99019

(509) 922-7449

PROJECT

CANYON CREST ESTATES PUD
LEWISTON, ID

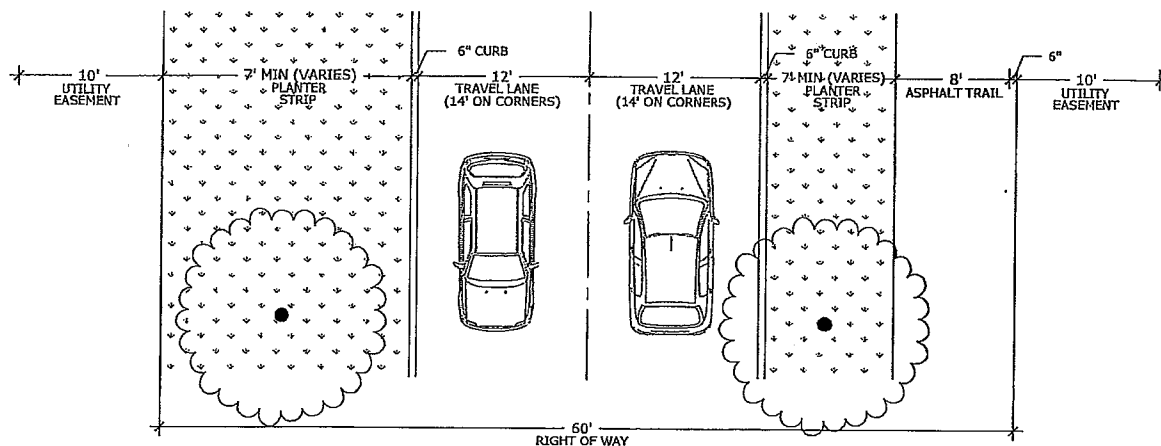
LEGEND

-  SODDED TURF PLANTER AREA.
-  CENTER LINE
-  ASPHALT TRAIL

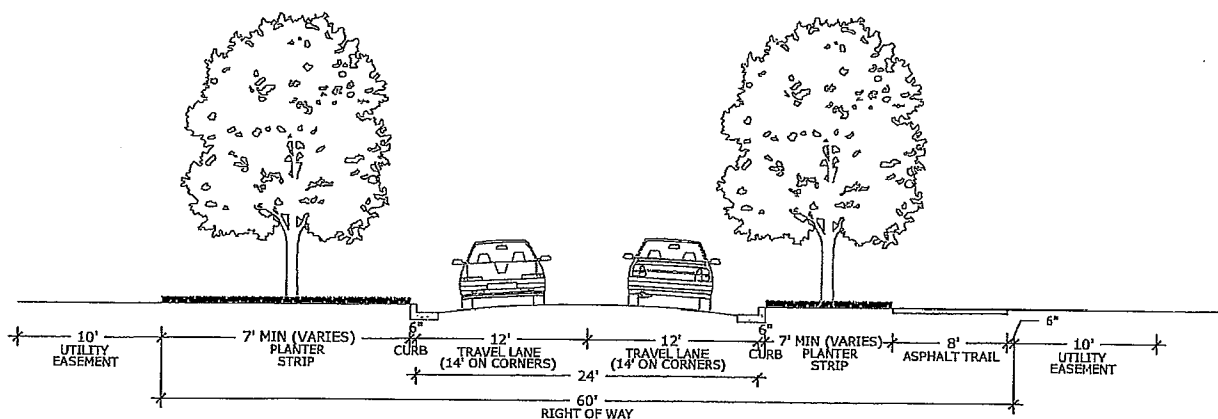
EXHIBIT D

NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



PLAN



SECTION

	SCALE NTS	TITLE 18TH STREET HILL SECTION	DETAIL NUMBER 3
	DATE 2/8/17		
	MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC 1421 N MEADOWWOOD LN, SUITE 150 LIBERTY LAKE, WA 99019 (509) 922-7449		PROJECT CANYON CREST ESTATES PUD LEWISTON, ID

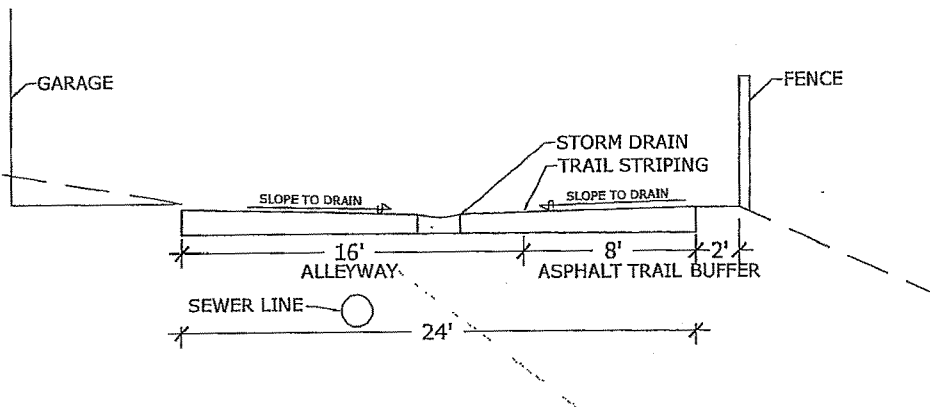
EXHIBIT D

LEGEND

-  ALLEY PAVING
-  CONCRETE

NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



SECTION

	SCALE NTS	TITLE ALLEY SECTION	DETAIL NUMBER
	DATE 2/8/17		4
	MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC 1421 N MEADOWWOOD LN, SUITE 150 LIBERTY LAKE, WA 99019 (509) 922-7449		PROJECT CANYON CREST ESTATES PUD LEWISTON, ID

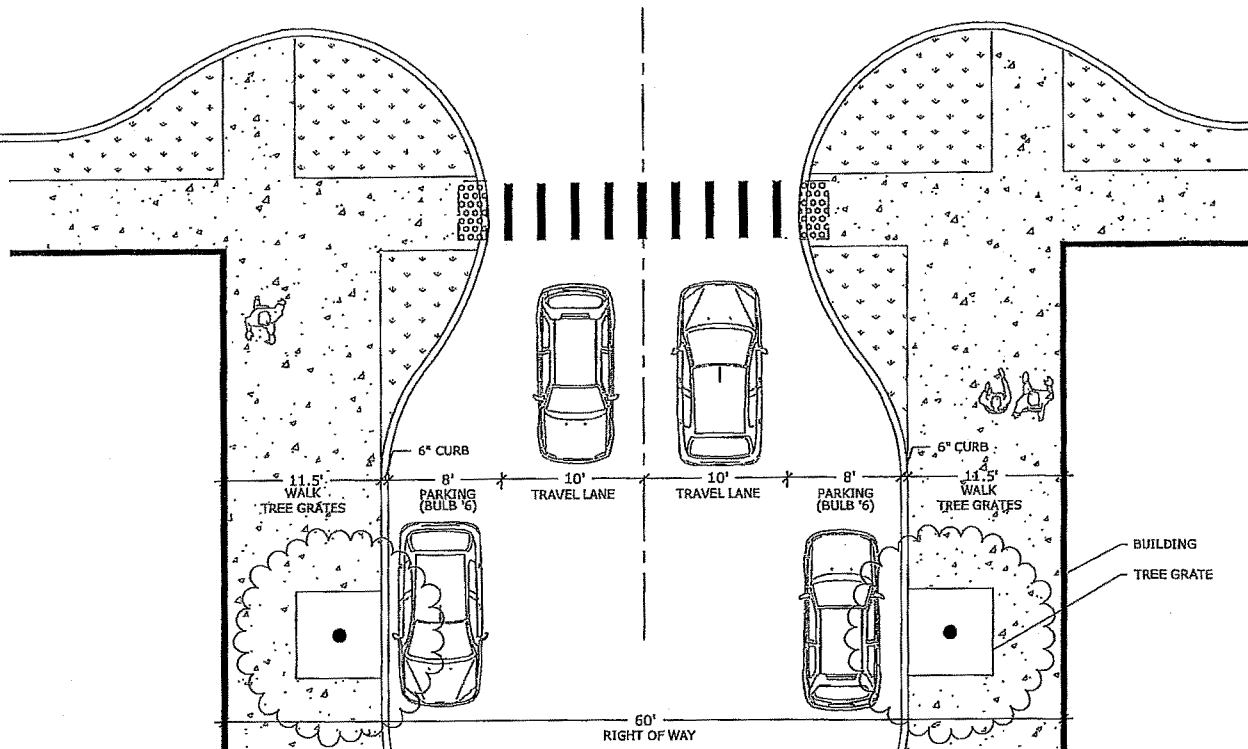
EXHIBIT D

LEGEND

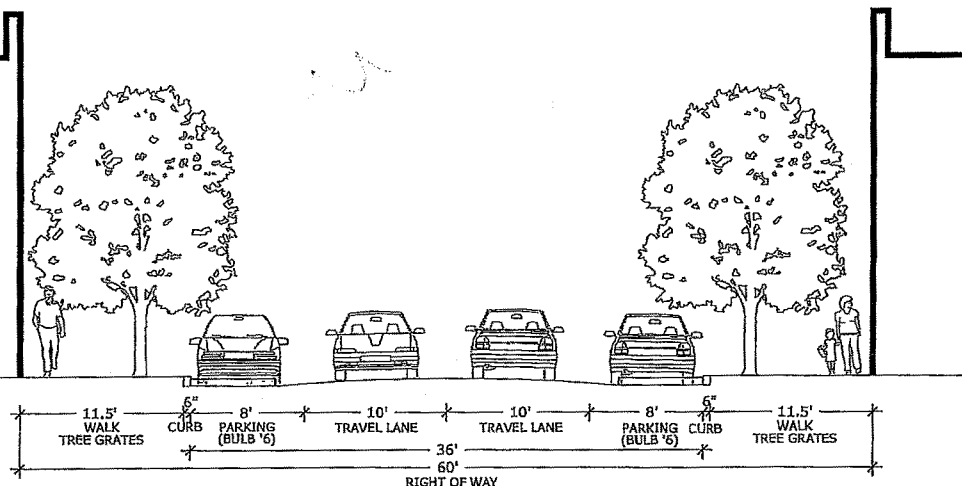
-  CONCRETE
-  SODDED TURF PLANTER AREA.
-  CENTER LINE

NOTES

1. SEE CITY OF LEWISTON STANDARD STREET SECTIONS FOR ADDITIONAL REQUIREMENTS.



PLAN



SECTION

	SCALE NTS	TITLE COMMERCIAL STREET SECTION	DETAIL NUMBER 5
	DATE 2/8/17		
	MICHAEL TERRELL ■ LANDSCAPE ARCHITECTURE, PLLC 1421 N MEADOWWOOD LN, SUITE 150 LIBERTY LAKE, WA 99019 (509) 922-7449		PROJECT CANYON CREST ESTATES PUD LEWISTON, ID

28/28



Daniel Mader
RT 2 Box 57A
Genesee, ID 83832

RE: Canyon Crest PUD Amendment Request

Dear Dan,

I have reviewed your request to amend the Canyon Crest PUD to establish an RV parking area within the boundaries of the PUD and have determined that this request qualifies as a "non-substantial modification" PUD as defined in Lewiston City Code Section 37-97(c)(2), with the following conditions:

- 1) The RV parking area be placed in the location represented on the maps submitted with the request and within the Non-Single Family Residential Zone of the PUD;
- 2) The RV parking area will not exceed 2 acres;
- 3) The RV parking area will not be open to the general public and only be available for residents of the Estates at Canyon Crest;
- 4) The RV parking area will have security lighting screened, shielded, designed, placed, and/or located so as not to trespass onto adjoining properties and such that it does not cause a nuisance;
- 5) The RV parking area will be surrounded by fencing designed to keep unauthorized persons out of the area;
- 6) The RV parking area will have 1 shade (not ornamental) tree (1.5" caliper minimum at the time of planting) planted no farther than 35' apart on its south and west perimeters, and that such trees have an automatic irrigation system and be replaced by the owner/developer or the HOA of the subdivision if/when any of them die or become a hazard or nuisance;
- 7) The RV parking area will not interrupt or displace any part of the trail represented on the approved PUD Park Open Space and Trail Master Plan;
- 8) Any associated building(s) do not count toward the allowable 10,000 square feet of commercial use in the Non-Single Family Residential Zone of the PUD;
- 9) The surface of the lot will be improved and maintained so as to not cause dust nuisance, become eroded, or allow/cause gravel, dirt or mud to be tracked onto the public street;
- 10) Stormwater will be detained as per the requirements of the Engineering Division of the Public Works Department;
- 11) Any requirements of the Fire Department be met for fire protection of the facility;



- 12) Any gate to the facility will be located far enough into the site and away from the public street that vehicles stopping for gate operation are not stopped on the street waiting for gate operation;
- 13) Any permits needed for electrical, plumbing or building will be obtained.

Please let me know if you have any questions. It was a pleasure working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shannon", is positioned above the printed name.

Shannon Grow
Community Development Director
City of Lewiston

Cc: Joel Plaskon, City Planner
Katie Hollingshead, Assistant Planner

File: Canyon Crest PUD

To Shannon, Joel and Lewiston City planning staff,

We the owners of Canyon Crest PUD are requesting approval to establish an RV parking area inside the existing PUD. As some background to this proposal, we are finding that a lot of people that would like to buy a home or a lot and build a home in Canyon Crest want enough room on their lot to store their extra recreational vehicles, trailers, boats, etc. Many of the people in this area are big into recreation and they own the vehicles that are required for the recreation. We are able to build bigger lots that would accomodate this need, lots big enough to build an additional shop or storage building, but the cost of those lots are then very high, as our lots have all city services included. Other areas outside the city boundary have bigger lots, like those in the Cougar ridge area, at a lower cost because they don't offer sewer, or city water, no curbing and other things we are required to build. So our big lots are very expensive. Therefore we build lots that are 80 feet by 110-120 feet, are affordable but not quite big enough for extra shop size buildings.

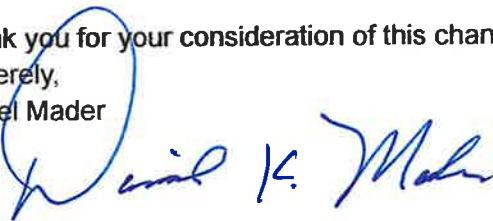
This request is our attempt to accomodate the people who have this need by providing them an area to store their extra vehicles on the Canyon Crest property, which will be very close, within walking distance from their home to the RV storage area. We think this will provide a very needed service for our home buyers. The builders in Canyon Crest also think this will be a very attractive feature to help them sell home is our PUD.

This will be a for profit venture that will be run and managed by our Canyon Crest owners group, and the revenue will help pay for the cost of establishment and maintenance. The land area we are proposing to start this service on is about 1-2 acres that are currently used for a gravel pile. It is just west of 18th street and is currently a large flat area with a gravel base, all perfect for RV storage. We will be doing fencing around the area to enclose it for security purposed. We propose a gate at the entrance that will have a code for those that have vehicles stored inside the area. We propose a berm on each side of the gate that will be seeded to grass and a few trees for asthetic purposed and added security. We will be installing solar lighting around the peremiter for use in evening times and also security. Cameras are also anticipated for our use and for security.

The area is currently a non single family residential zone in our current PUD. So the area we are looking to do this would not have been single family homes on our current plan. This area is located in a spot that will be visible to most homes because of the topography around this site. The entrance will be on the west side of 18th street but the stored vehicles will not be very visible because of the berms and the fencing. If more space is needed at some point we can expand further to the west and again, it will be largely screened from view except a little bit at the entrance area.

Thank you for your consideration of this change.

Sincerely,
Daniel Mader



City of Lewiston



EXHIBIT B to Canyon Crest Amended PUD Agree,

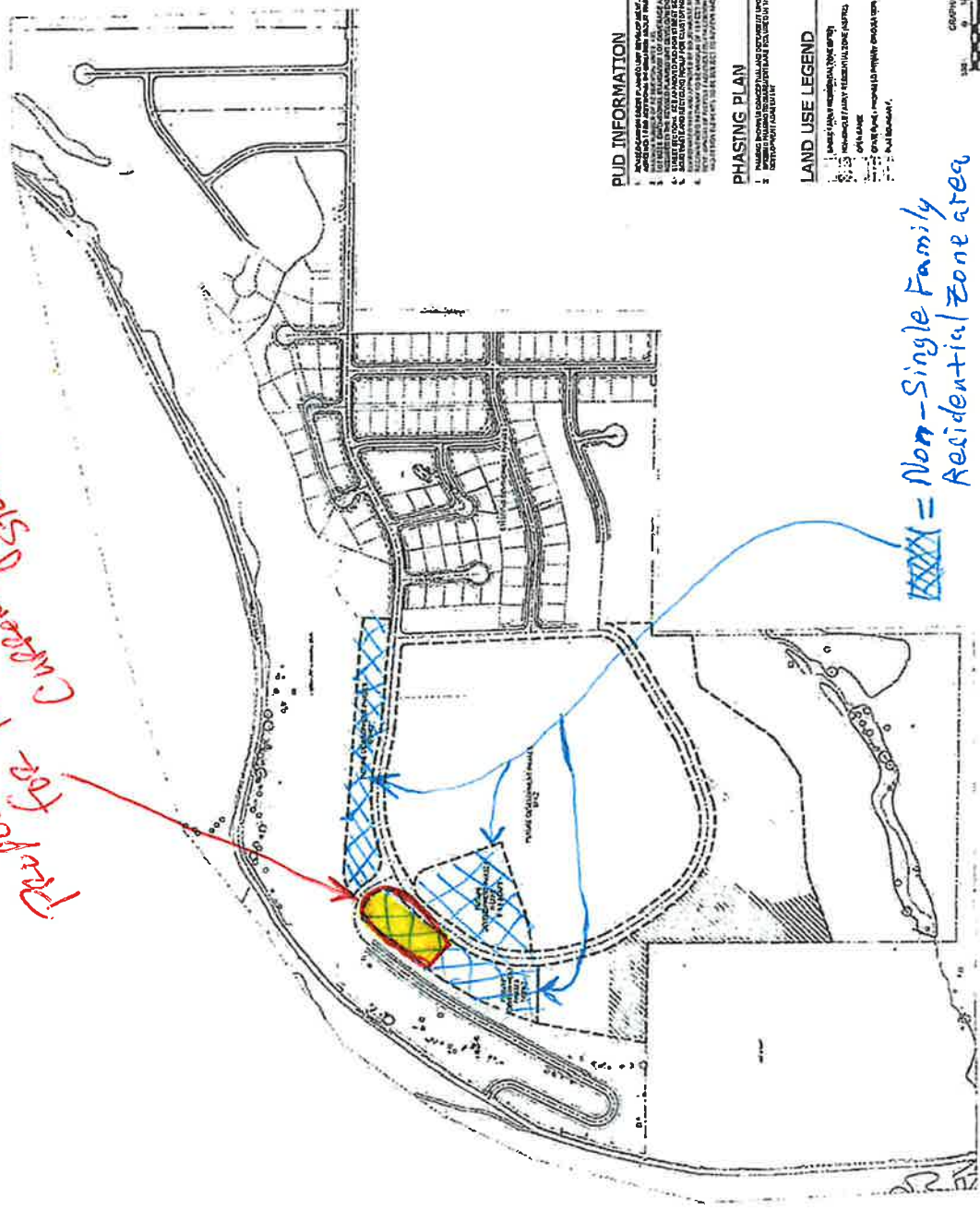
Inst'r
#894985

EXHIBIT B

THE ESTATES AT CANYON CREST
PLANNED UNIT DEVELOPMENT: AMENDMENT
CONCEPT DEVELOPMENT PLAN

21-023	9/20/21	SH	HT
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1



PUD INFORMATION

1. Amend Canyon Crest PUD to allow RV storage and all related improvements in the designated PUD area.

2. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

3. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

4. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

5. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

6. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

7. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

8. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

9. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

10. Amend Canyon Crest PUD to allow for the construction of a new 100-foot wide road to provide access to the proposed RV storage area.

PHASING PLAN

1. Phasing 1: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

2. Phasing 2: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

3. Phasing 3: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

4. Phasing 4: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

5. Phasing 5: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

6. Phasing 6: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

7. Phasing 7: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

8. Phasing 8: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

9. Phasing 9: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

10. Phasing 10: Construction of the new 100-foot wide road to provide access to the proposed RV storage area.

LAND USE LEGEND

1. Single-Family Residential (SFR)

2. Medium-Density Residential (MDR)

3. High-Density Residential (HDR)

4. Commercial (C)

5. Industrial (I)

6. Office (O)

7. Public Use (P)

8. Open Space (OS)

9. Agriculture (A)

10. Forest (F)



THE ESTATES AT CANYON CREST PLANNED UNIT DEVELOPMENT
CONCEPT DEVELOPMENT PLAN, AMENDMENT

EXHIBIT B

CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS

Date: _____
Project: _____
Owner: _____
Contractor: _____

The undersigned Contractor, _____
("Contractor"), in accordance with the Contract Documents, and in consideration for the full and final
payment of _____ Dollars
(\$ _____) to the Contractor for all services in connection with the Project, does
hereby waive and release any and all liens, or any and all claims to liens which the Contractor may have
on or affecting the Project as a result of its contract(s) for the Project or for performing labor and/or
furnishing materials in any way connected with the construction or any aspect of the Project.

The Contractor certifies and warrants that all subcontractors of labor and/or materials for the Project,
except as listed below, have been paid in full for all labor and/or materials supplied to, for, through or at
the direct or indirect request of the Contractor prior to, through and including the date of this affidavit.

This Affidavit of Release of Liens shall become effective upon the presentation and clearance of the
check to the bank upon which such payment is drawn.

Exceptions (if any, specify below; if none, write "NONE"):

CONTRACTOR:

—

By:

Name:

Title:

NOTARY ACKNOWLEDGMENT

STATE OF _____)

) SS.

COUNTY OF _____)

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____, by
_____ as _____ of

_____.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT C

Contractor's Insurance

Workers' Compensation and Employer's Liability: Contractor shall purchase and maintain workers' compensation and employer's liability insurance that is valid in Idaho, including, as applicable, United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, stop-gap employer's liability coverage for monopolistic states, and foreign voluntary workers' compensation (from available sources, notwithstanding the jurisdictional requirement of Paragraph 6.02.B of the General Conditions).

Workers' Compensation and Related Policies	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Applicable Federal (e.g., Longshoreman's)	Statutory
Foreign voluntary workers' compensation (employer's responsibility coverage), if applicable	Statutory
Jones Act (if applicable)	
Bodily injury by accident—each accident	Statutory
Bodily injury by disease—aggregate	Statutory
Employer's Liability	
Each accident	\$1,000,000
Each employee	\$1,000,000
Policy limit	\$1,000,000
Stop-gap Liability Coverage	
Work performed in monopolistic states, stop-gap liability coverage must be endorsed to either the worker's compensation or commercial general liability policy with a minimum limit of:	A

Commercial General Liability—Claims Covered: Contractor shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of Contractor, on an occurrence basis, against claims for:

1. damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees,
2. damages insured by reasonably available personal injury liability coverage, and
3. damages because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom.

Commercial General Liability—Form and Content: Contractor's commercial liability policy must be written on a 1996 (or later) Insurance Services Organization, Inc. (ISO) commercial general liability form (occurrence form) and include the following coverages and endorsements:

1. Products and completed operations coverage.
 - a. Such insurance must be maintained for three years after final payment.

- b. Contractor shall furnish Owner and each other additional insured (as identified in the Supplementary Conditions or elsewhere in the Contract) evidence of continuation of such insurance at final payment and three years thereafter.
2. Blanket contractual liability coverage, including but not limited to coverage of Contractor's contractual indemnity obligations in Paragraph 7.18.
3. Severability of interests and no insured-versus-insured or cross-liability exclusions.
4. Underground, explosion, and collapse coverage.
5. Personal injury coverage.
6. Additional insured endorsements that include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
7. For design professional additional insureds, ISO Endorsement CG 20 32 07 04 "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent.

Commercial General Liability—Excluded Content: The commercial general liability insurance policy, including its coverages, endorsements, and incorporated provisions, must not include any of the following:

1. Any modification of the standard definition of "insured contract" (except to delete the railroad protective liability exclusion if Contractor is required to indemnify a railroad or others with respect to Work within 50 feet of railroad property).
2. Any exclusion for water intrusion or water damage.
3. Any provisions resulting in the erosion of insurance limits by defense costs other than those already incorporated in ISO form CG 00 01.
4. Any exclusion of coverage relating to earth subsidence or movement.
5. Any exclusion for the insured's vicarious liability, strict liability, or statutory liability (other than worker's compensation).
6. Any limitation or exclusion based on the nature of Contractor's work.
7. Any professional liability exclusion broader in effect than the most recent edition of ISO form CG 22 79.

Commercial General Liability—Minimum Policy Limits

Commercial General Liability	Policy limits of not less than:
General Aggregate	\$2,000,000
Products—Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000
Fire Damage—Any one Fire	\$N/A
Medical Expenses—Any one Person	\$N/A

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
CIVIL CONSTRUCTION PLANS

Table with 3 columns: Item Number, Description, and Quantity. Includes items like Mobilization, Slope Excavation, Roadway Excavation, Base Course, Crushed Rock Pathway Base, A.C. Pavement, Conc. Curb & Gutter, Catch Basins, City Dwg. No. 6-10 CB's, Storm Drain Pipes, Storm Sewer Manholes, San. Sewer Manhole, Rip-Rap Lined Roadway Drainage Ditch, Stormwater Infiltrators, Traffic Control, Beam Type Guard Rail, Signage & Centerline Striping, Constr. Phase Stormwater Management, Relocate Power Poles, and Constr. Layout & Staking.

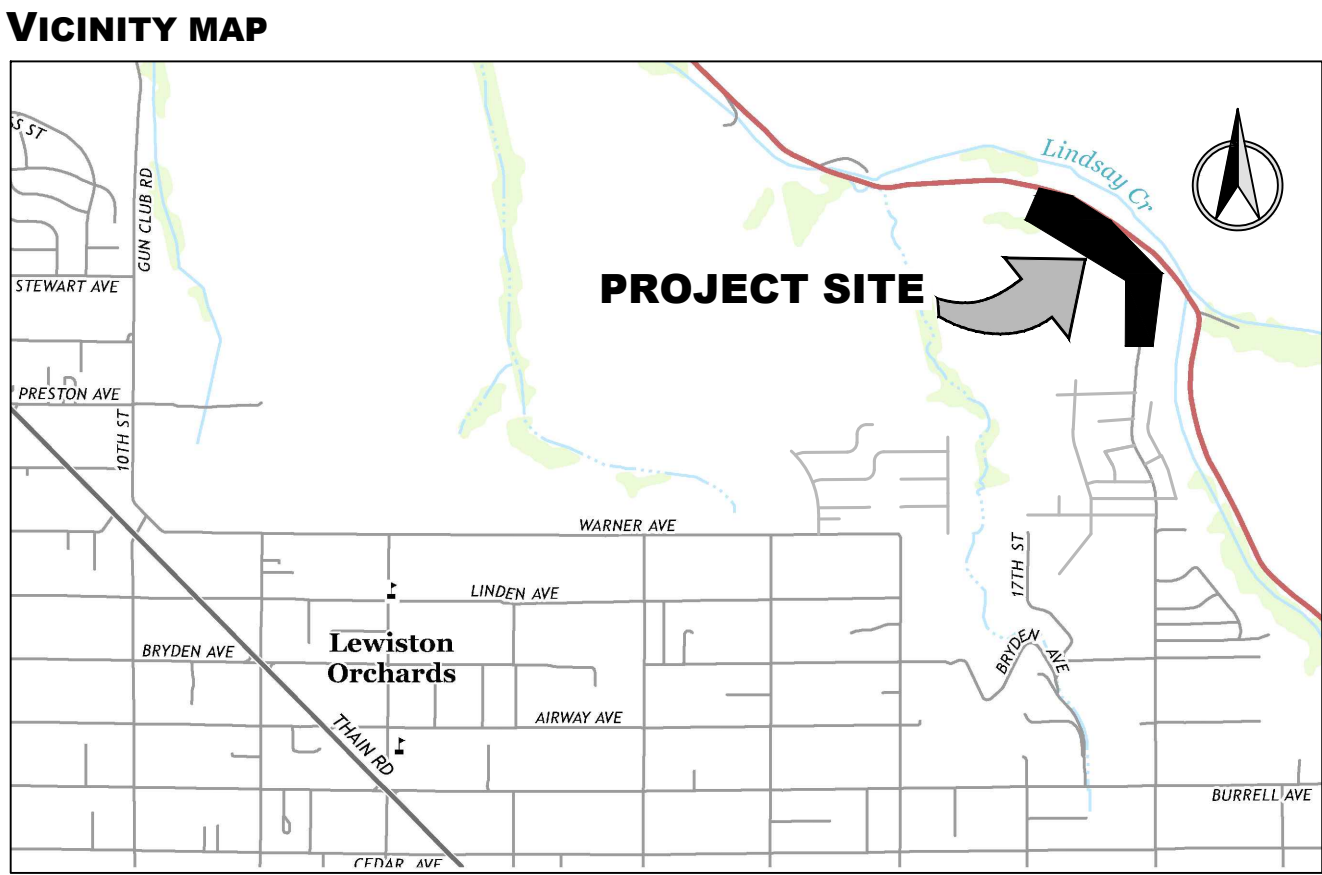
*Owner Furnished Crushed Rock

LEGEND

Legend table with 4 columns: Symbol, Description, Symbol, Description. Includes items like Proposed Gravity San. Sewer, Proposed Storm Sewer, Proposed Water Line, Proposed Fence Line, Proposed Catch Basin, Proposed Manhole, Proposed Water Meter, Proposed Gate Valve, Proposed Fire Hydrant, Proposed Thrust Block, Proposed Contour Line, Proposed Spot Elevation, Proposed Centerline Monument, Proposed Centerline, Proposed Easement Line, Proposed Property Line, Project Boundary, and Silt Fence.

SHEET INDEX

Table with 2 columns: Sheet Number and Sheet Description. Lists sheets C0.1 through C20.2, including City Inspection Checklist, General Notes & Details, Existing Conditions Plan, Project Development Plan, Site Construction Erosion & Sediment Control Plan, Intersection Details, 18th Street / North Access Road Plan & Profile, 18th Street / North Access Road Plan & Profile, 18th Street / North Access Road X-Sections, 18th Street / North Access Road X-Sections, Lindsay Creek Road Intersection Slope Grading, Stormwater Infiltrators (2), Storm Sewer Plan & Profile, Truck Turning Movements, School Bus Turning Movements, Standard Drawings, and Standard Drawings.

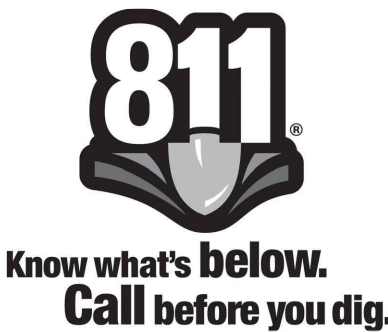


DEVELOPER INFORMATION

RPL Development, LLC
P.O. Box 499
Lewiston, ID
208/746-3611

UTILITY PROVIDERS

Table with 3 columns: Utility Type, Provider Name, and Phone Number. Includes Sanitary Sewer, Water, Power, Cable T.V./Internet, and Dark Fiber.



THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Lewiston, Idaho 83535
(208) 843-5033

SHEET C0.0

REVISION
DESCRIPTION
CHECKED
APPROVED

REV. DATE LTR. DESCRIPTION
C 05-26-25 Revised as per City Review Comments dated 05-14-2025
D 06-03-25 Revised as per Pat Severance/Brian Schmitt 5/30/25 email correspondence
E 06-02-25 Revised Storm Sewer System & South Ditch Line Collection System
F 06-15-25 Revised as per Pat Severance 6/12/25 email correspondence
G 06-15-25 Revised as per Pat Severance 6/18/25 email correspondence

Reviewed for Code Compliance
07/02/2025

NOTE: The City of Lewiston reserves the right to 3rd party verification, inspection, and/or testing prior to infrastructure acceptance. Payment for the services of 3rd party will be the responsibility of the City of Lewiston unless items verified, inspected, and/or tested indicate non-conformance, will be the responsibility of developer/contractor.					
ITEM	MATERIAL	TEST / STANDARD	ACCEPTANCE	TEST FREQUENCY	INSPECTOR/CO.
1. ALL UTILITY TRENCHES & STRUCTURES					
TRENCH SUBGRADE/ SUBGRADE		Moisture Density Relationship of Soils (AASHTO T 180) In-Place Density and Moisture Content (AASHTO 310 Method B)	90% Max. Dry Density	One in-place density test every lift per 100 linear feet. If project is less than 100 linear feet, one in-place density test per day OR per lift [whichever test frequency is more restrictive]. One test per lift per 2,000 square feet in non-linear applications.	ALLWEST
PIPE BEDDING		3/4" minus Crushed Aggregate (6" to 8" Max. Lift) (Current ITD Spec 703.04) OR 5/8" minus Crushed Aggregate (6" to 8" Max. Lift) (Current WDOT/M41-10 Spec 9-03.9)	95% Max. Dry Density	One in-place density test every lift per 100 linear feet. If project is less than 100 linear feet, one in-place density test per day OR per lift [whichever test frequency is more restrictive]. Test top 6" of 12" cover.	ALLWEST
1st FOOT [12"] OF FILL OVER PIPE		3/4" minus Crushed Aggregate (6" to 8" Max. Lift) (Current ITD Spec 703.04) OR 5/8" minus Crushed Aggregate (6" to 8" Max. Lift) (Current WDOT/M41-10 Spec 9-03.9)	95% Max. Dry Density	One in-place density test every lift per 100 linear feet. If project is less than 100 linear feet, one in-place density test per day OR per lift [whichever test frequency is more restrictive].	ALLWEST
TRENCH BACKFILL UNDER PROPOSED ROAD & SIDEWALK		3/4" minus Crushed Aggregate (6" to 8" Max. Lift) (Current ITD Spec 703.04) OR 5/8" minus Crushed Aggregate (6" to 8" Max. Lift) (Current WDOT/M41-10 Spec 9-03.9)	95% Max. Dry Density	One in-place density test every lift per 100 linear feet. If project is less than 100 linear feet, one in-place density test per day OR per lift [whichever test frequency is more restrictive].	ALLWEST
STRUCTURAL FILLS		Moisture Density Relationship of Soils (AASHTO T 180) In-Place Density and Moisture Content (AASHTO 310 Method B)	95% Max. Dry Density	As Spec'd by Engineer	ALLWEST
EMBANKMENT		Moisture Density Relationship of Soils (AASHTO T 180) In-Place Density and Moisture Content (AASHTO 310 Method B)	95% Max. Dry Density	One test per lift per 2,000 square feet in non-linear applications.	ALLWEST
2. STORM DRAIN MAINS					
GASKETED PE Storm Sewer Pipe		Polyethylene, ADS N-12 or Equal	Certified & Visual by City	Per Plan	Certified & Visual by City
ALIGNMENT AND GRADE		N/A		Each Joint	
JOINTS (Deflection/Proper Pipe Embedment)		Per Manufacturer's Instructions	If required by City Engineer	Between Access Holes	
PRESSURE TEST		4 PSI for 15 Minutes, 1/2 PSI Drop		N/A	Certified & Visual by City
MANHOLES		Concrete			
VIDEO INSPECTION		N/A	Public Works Policy No 2012-2		
3. WATER MAINS					
DUCTILE IRON or PVC WATER MAIN		AWWA C-151, C-900, C-905 (Class as Req'd)	Certified & Visual by City	Per Plan	L.O.I.D.
ALIGNMENT AND GRADE		N/A		Each Joint	
JOINTS (Deflection/Proper Pipe Embedment)		AWWA C-600, AWWA C-905		Each Joint	L.O.I.D.
THRUST BLOCKS		Per Approved Plans/cor City Std Dwg # 4.4			
HYDROSTATIC PRESSURE		2 Hrs. NTE Allowable Leakage Per AWWA C-600, AWWA C-605		150% Working Pressure OR 1 1/4 times the Working Pressure in the Water System	
CHLORINATION/BACTERIA		AWWA C-651		Bacterial Testing: two negative testing samples 24 hours apart	L.O.I.D.
4. WASTEWATER MAINS					
PVC WASTEWATER MAIN		ASTM 3034		N/A	
ALIGNMENT AND GRADE		N/A		Per Plan	
JOINTS (Deflection/Proper Pipe Embedment)		Per Manufacturer's Instructions		Each Joint	
MANHOLES		Hydrostatic Test		Between Access Holes	
PRESSURE TEST		4 PSI for 15 Minutes, 1/2 PSI Drop		Between Access Holes	
VIDEO INSPECTION		No Perforations, Dents or Dimples, No Bellies > 0.02'	Public Works Policy No 2012-2		
Sections 5 thru 11 on Page 2 of 2		Date Last: Revised September 2024			

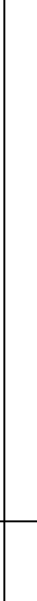
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NOTE: The City of Lewiston reserves the right for 3rd party verification, inspection, and/or testing prior to infrastructure acceptance. Payment for the services of 3rd party will be the responsibility of the City of Lewiston unless items verified, inspected, and/or tested indicate non-conformance, will be the responsibility of developer/ contractor.					
ITEM	MATERIAL	TEST / STANDARD	ACCEPTANCE	TEST FREQUENCY	INSPECTOR/C.O.
5. CONCRETE CURB, GUTTER & SIDEWALK CONCRETE	CLASS 358 - Approved Mix Design Required with Min Cement Content of 560 lb/CY, Max Water/ Cement Ratio of .44, a WRA, and an AEA	AASHTO T-222 Compressive Strength of Concrete AASHTO T-223 Making Test Specimens ASTM C193 Slump of Hydraulic-Cement Concrete AASHTO T-152 Temperature of Freshly Mixed Concrete AASHTO T-309 Temperature of Freshly Mixed Concrete WAQTC-TM-2 Sampling Freshly Mixed Concrete	Min. 28 day Compressive Strength = 3000 psi, Water/Cement Ratio shall be 0.5 lb/lb Max. Slump = 6 inches Air Content Percent= 6.5% ± 1.5 Temperature = 50°F - 80°F	1 of Each Test Minimum per Day, or 1 of Each Test per 50 CY	ALLWEST
CRUSHED AGGREGATE BASE COURSE	3/4" minus Crushed Aggregate (4" Max. Lft) (Current ITD Spec 703.04) OR 5/8" minus Crushed Aggregate (4" Max. Lft) (Current WDOT/MH-1-10 Spec 9-03.5)	Moisture Density Relationship of Soils (AASHTO T-180) In-Place Density and Moisture Content (AASHTO 310 Method B)	95% Max. Dry Density	1 Tests Per 500 LF-Min 2 Tests	ALLWEST
ALIGNMENT AND GRADE JOINTS/FLATNESS/STRAIGHTNESS FINISH	N/A	Visual	± 0.02' from Design Grade/Alignment ± 0.02"/10 Segment	Per 10' Section Per 10' Section	City Approval
6. ASPHALTIC CONCRETE PAVING	N/A	Visual	Floated, Uniform, Light Broom Finish	Entire Surface Area	
SUPERPAVE HOT MIX ASPHALT	ITD 405 Superpave Class SP3 and SP5 (2017 ITS Spec 405 and 703.05) Note: Contractor shall provide a pre-pave meeting to discuss methods and production operations for new roadway construction or projects over 200 tons. The City of Lewiston reserves the right to request a pre-pave meeting for projects with 200 tons or less.	Class SP2: AASHTO T-308 Asphalt Content AASHTO T-27 & T-11 Sieve Analysis WAQTC-TM-8 In-Place Density of Bituminous Mixes AASHTO T-209, Theoretical Maximum Density (RICE) Class SP3 and SP5: AASHTO T-308 Asphalt Content AASHTO T-27 & T-11 Sieve Analysis AASHTO T-166 Method A, Air Voids, and Voids in Mineral Aggregates (VMA) WAQTC TM-8, In-Place Density of Bituminous Mixes with Correlated Nuclear Gauge or, AASHTO T-166, Density of Bituminous Mixes by Cones AASHTO T-209, Theoretical Maximum Density (RICE) Density Note: When a non-correlated gauge is used to determine in-place density during production, cores will be taken for final density and thickness determination. When a correlated gauge is used for production testing, cores will be taken for thickness determination only. Core quantities and locations to be determined by the City of Lewiston.	Project 200 tons or less - Minimum of 1 test asphalt content, gradation, voids and project. A minimum of 2 cores will be taken to determine final thickness and air density. Projects 200 tons or more - Minimum of 1 test asphalt content, gradation, voids, and VMA per 750 tons or, one per day. A minimum of 5 cores will be taken to determine final thickness and/or density. Random sampling locations determined by the City of Lewiston. The City of Lewiston reserves the right for 3rd party verification, inspections, and/or testing prior to infrastructure acceptance.	Allwest	
CRUSHED AGGREGATE BASE COURSE	Same test requirement as under 5. Concrete Curb, Gutter & Sidewalk				ALL WEST
EROSION & SEDIMENT CONTROLS	Per Approved Plan	Per Plan and Manufacturers' Instructions		1/Wk or After Every Rainfall	
TRAFFIC CONTROL	Per Approved Plan	Current Adopted MUTCD/ATSSA		Continuous	
PRIVATE STORMWATER SYSTEM	Per Approved Plan	City Resolution #80-100	Certified & Visual by City	As Built (Record) Drawings shall be submitted prior the final inspection approval. Before Public Improvements Accepted, As built (Record) Drawings shall be submitted prior to the final inspection	Certified & Visual by City - Underground Infrastructure elements must be approved by City prior to backfill.
RECORD DRAWINGS	AutoCAD Elect File, Bond Paper, 22" x 34" Min Size	City Checklist			
Date Last: September 2024					
G:\Shared drives\Public Works DEVELOPMENT\CMMERCIAL\Current CheckList\Checklist for Cover Sheet\Sheet2024 Inspection Checklist - Page 2 of 2.xls					

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

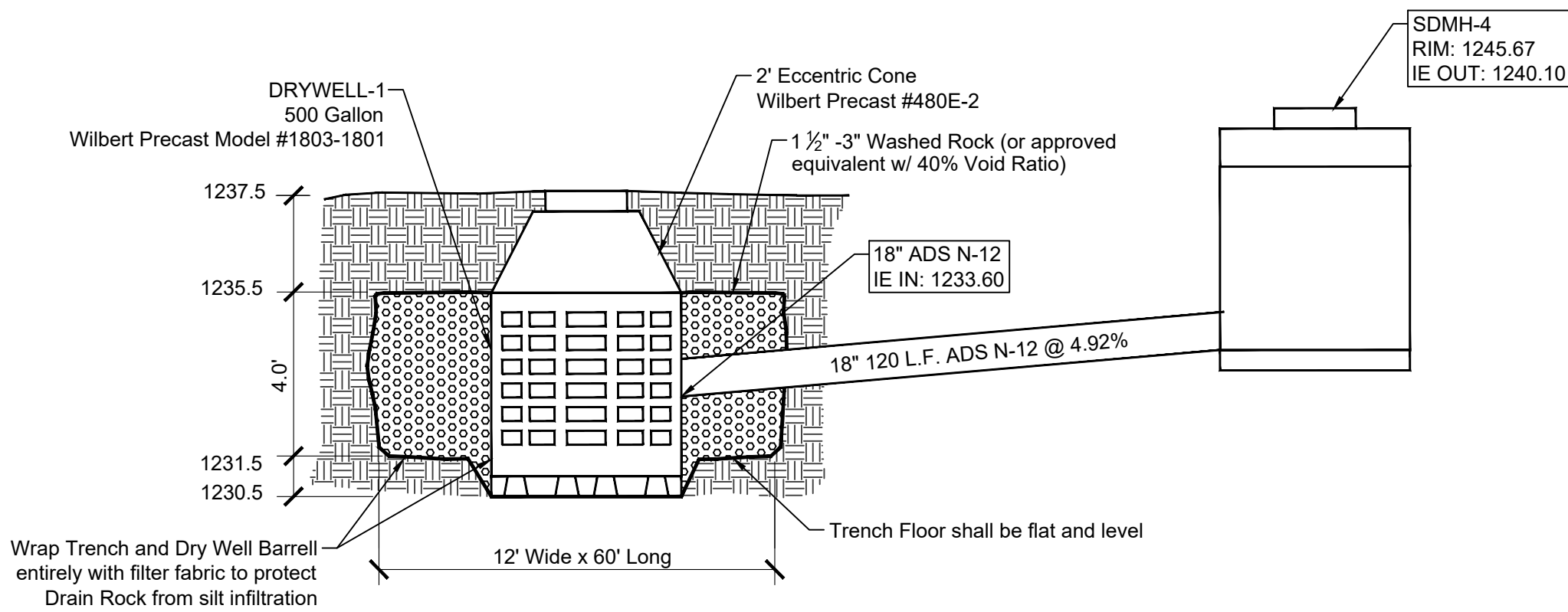
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SCALE	SHEET SIZE	REVISION	DATE	BY	CHECKED	APPRO.
DRAWN BY JSH	CHECKED BY JSH	REVISION DESCRIPTION	DATE	BY	CHECKED	APPRO.
DATE 06-19-25	SHEET 2414					
DRAWING # 2414-C0.1						

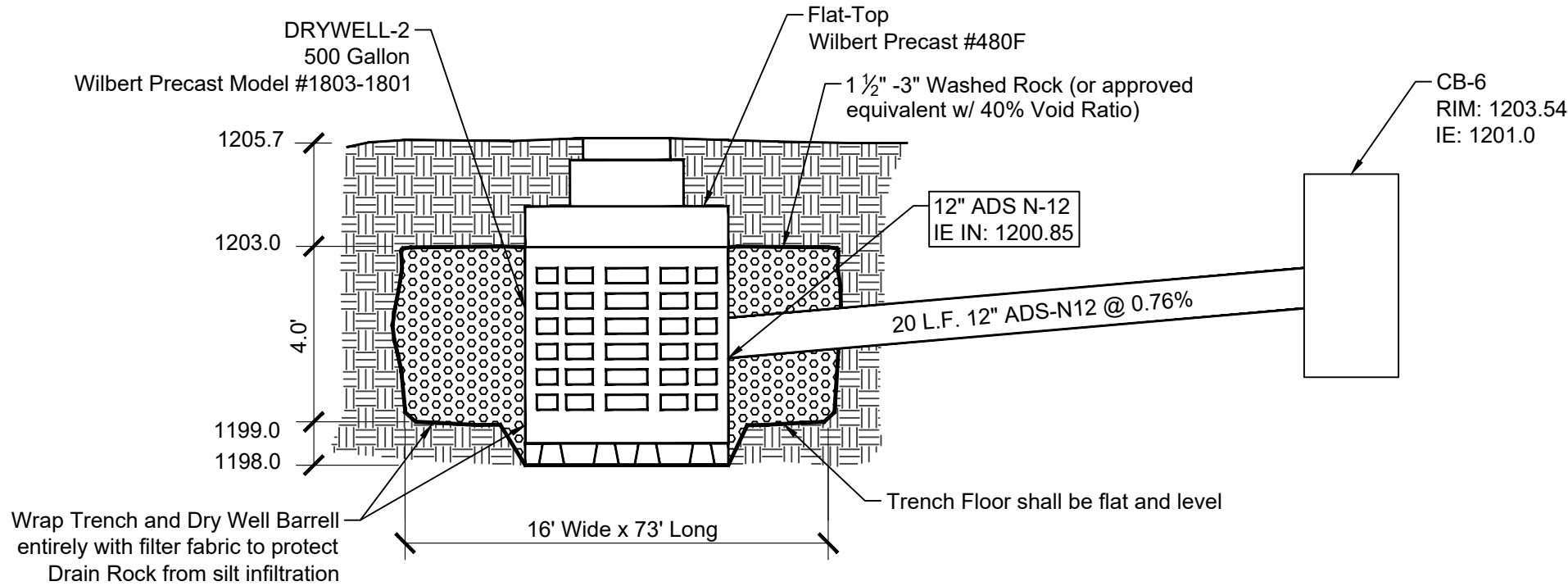


Reviewed for Code Compliance

07/02/2025



INFILTRATOR A/B
(STA:66+60)



INFILTRATOR C
(STA:73+00)

STORMWATER CATCH BASIN DROP INLET
See Also Sheet C20.2 Std Dwg. 6-10
(CB-1, CB-3 & CB-5)

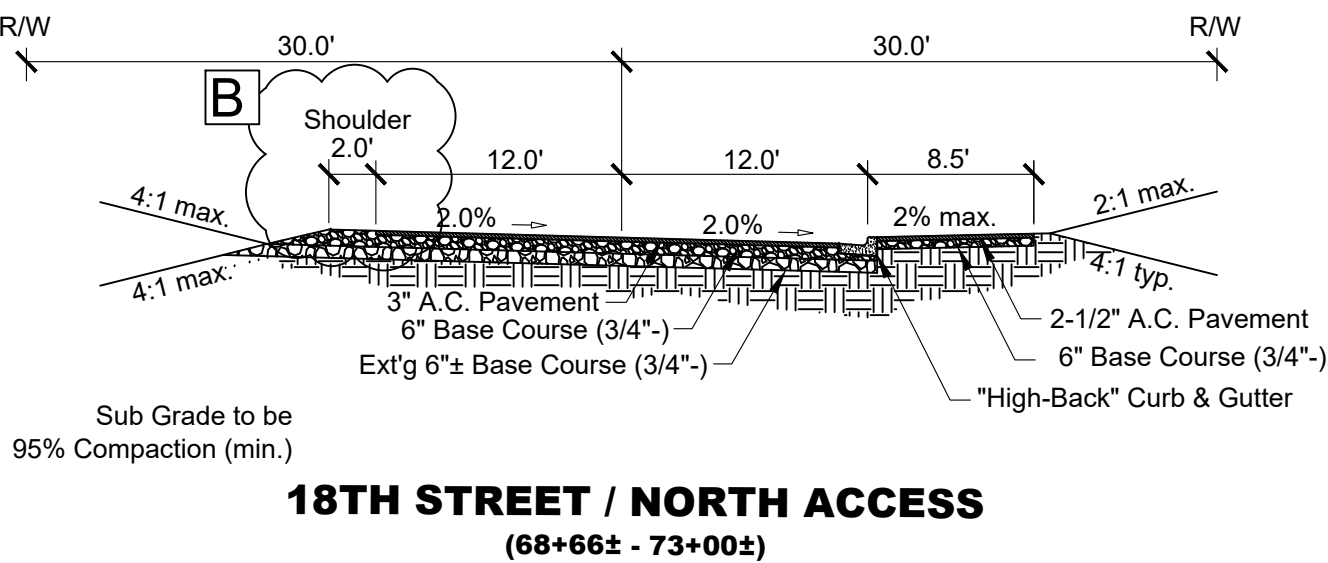
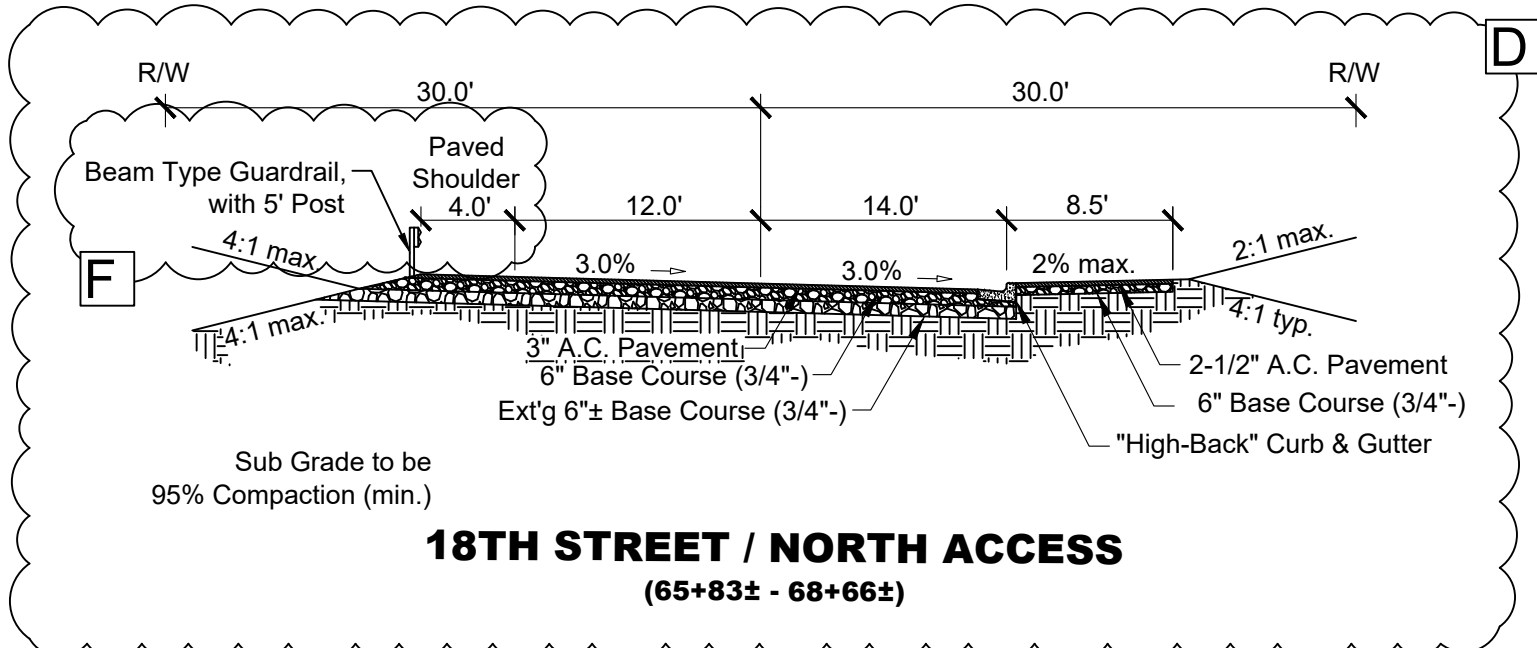
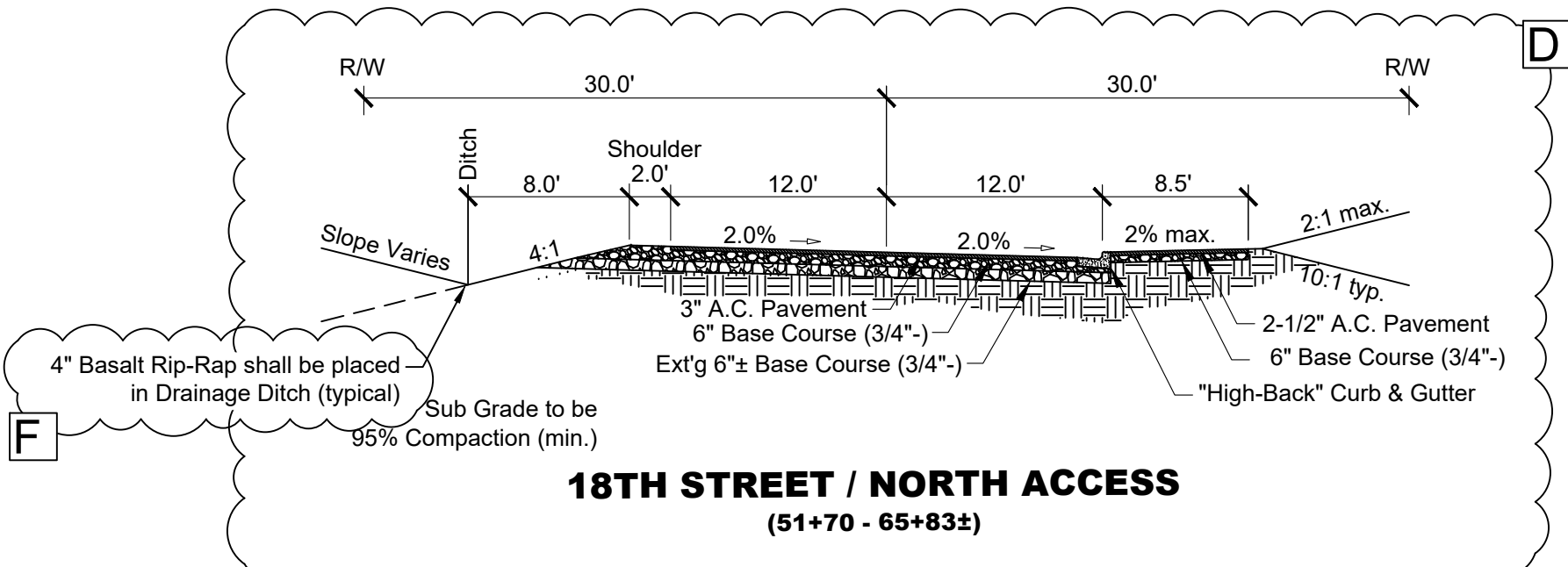


Completed "Drop Inlet"



"Drop Inlet" during construction

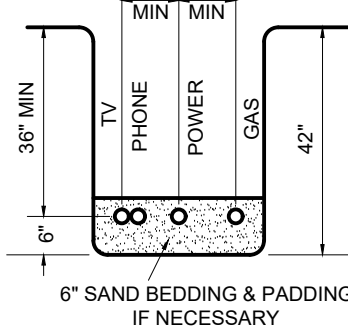
Photos courtesy of City of Lewiston Public Works Dept.



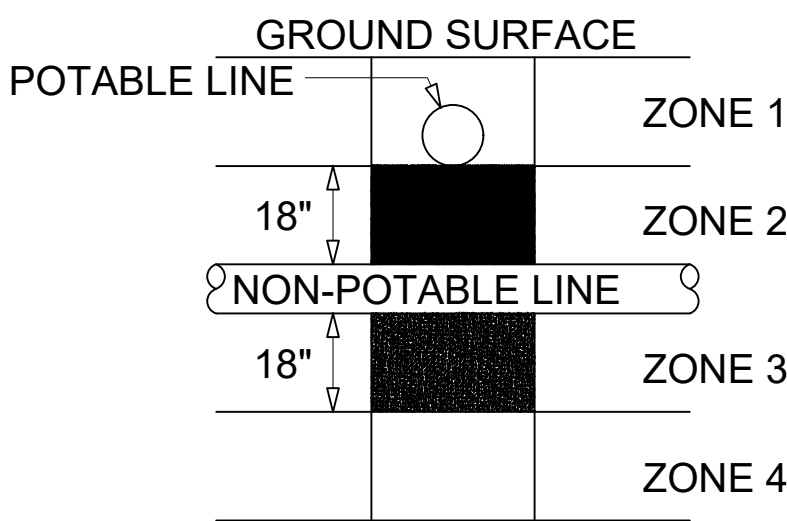
NOTES:

- ALL EARTHWORK SHALL BE COMPACTED TO 95% OF AASHTO T-99 PROCTOR VALUE.
- ALL POTABLE WATER LINES RUNNING FROM MAIN TO METERS WILL BE 1" AND METERS WILL BE 3/4" TYP.
- SANITARY SEWERS SHALL HAVE 3'0" MIN. COVER & SERVICE LATERALS SHALL HAVE 2.0% MIN. GRADE. STORM DRAINS SHALL HAVE 2'0" MIN. COVER
- ALL WORK DONE WITHIN CITY RIGHT OF WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.
- WATER MAIN PIPING, VALVES, FIRE HYDRANTS AND WATER METERS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH L.O.I.D. STANDARDS.
- SANITARY SEWER PIPING AND MANHOLES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH CITY OF LEWISTON STANDARDS.
- CITY OF LEWISTON IS RESPONSIBLE FOR SANITARY SEWER INSPECTION.
- ALL AVISTA CONDUITS WILL BE SCHEDULE 40 GRAY ELECTRICAL CONDUIT (LARGE SWEEPS, LONG COUPLERS)
- A RIGHT-OF-WAY PERMIT SHALL BE OBTAINED THROUGH THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UNDERGROUND UTILITIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES AT NO ADDITIONAL COST TO THE OWNER. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PROJECT DRAWINGS ARE APPROXIMATE AND BASED ON EXISTING RECORDS AND FIELD SURVEYS. THE NUMBER AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. FOR YOUR SAFETY, STATE LAW REQUIRES THAT THE CONTRACTOR SHALL CALL 811 "CALL BEFORE YOU DIG" FOR UTILITY FIELD LOCATIONS PRIOR TO COMMENCING EXCAVATION ON SITE. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE RELEVANT UTILITY COMPANIES.
- SITE DISTANCES FOR ABUTTING PROPERTIES, DRIVEWAYS AND INTERSECTIONS SHALL BE MAINTAINED.
- ALL CONSTRUCTION NOT SPECIFICALLY MENTIONED OR SHOWN SHALL CONFORM TO CITY ORDINANCES AND STANDARDS AND L.O.I.D. STANDARD DRAWINGS & TECHNICAL SPECS.
- A SWPPP & NOI IS REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL REFERENCE THE STORMWATER POLLUTION PREVENTION MANUAL (SWPPP) FOR ALL EROSION CONTROL PROCEDURES ON SITE. IMPLEMENTING, INSTALLING, INSPECTING, AND MAINTAINING THE CONTROLS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTING THE SWPPP PLAN TO MATCH THE ACTUAL SITE CONDITIONS.
- L.O.I.D. IS RESPONSIBLE FOR WATERMAIN INSPECTION.
- ALL UNDERGROUND UTILITIES MUST BE CONSTRUCTED AND APPROVED PER EACH UTILITY PROVIDER (INCLUDING VIDEO IF REQUIRED) PRIOR TO PAVING.
- ALL PAVING BASE MATERIAL MUST BE INSPECTED AND APPROVED AT LEAST 24 HOURS IN ADVANCE OF PAVING. INCLUDING DENSITY TESTING AND GRADE CHECKS.
- CITY INSPECTION REQUIRES 24 HOUR NOTICE.

**FRANCHISE UTILITIES
TRENCH DETAIL**



LINE CROSSINGS



- ZONE 1:**
A) Potable Water and Non-potable Mains and Service Lines must be separated by at least 18 inches and
B) One full, uncut length of Non-Potable pipe must be centered so that the joints are as far as possible from the crossing.
- ZONE 2:** Potable line<18" over the top of Non-Potable line (Main and Services).
- A) One full, uncut length of Non-Potable Water pipe must be centered on the crossing so that the joints are as far as possible from the Non-Potable line and either B)
Non-Potable line must be constructed to Potable water pipe standards and pressure tested for water tightness for a horizontal distance of 10 feet on both sides of crossing.
- or C)
Non-Potable or potable line must be cased in a larger diameter carrier pipe for a horizontal distance of 10 feet on both sides of the crossing, with no joints.

ZONE 3: Same requirements as Zone 2 except the Non-Potable line must also be supported above the crossing to prevent settling.

ZONE 4: Same requirements as Zone 1 except the Non-potable line must also be supported above the crossing to prevent settling.

Sewage Force Mains shall have at least eighteen inches of clearance from Potable Water mains and Zones 2 and 3 placements are prohibited. Separation requirements also apply to Potable and Non-Potable service lines controlled by the system owner and extending to the property line, service meter, or cleanout. Refer to IDAPA 58.1.08.542.07: Idaho Rules for Public Drinking Water Systems and IDAPA 58.01.16.430.0 Idaho Wastewater Rules.

REVISION		DESCRIPTION		APPD.
REV	DATE	REV	DATE	
B	04-24-25	Revised as per City Review Comments dated 03-27-2025		
C	06-26-25	Revised as per City Review Comments dated 05-14-2025		
D	06-02-25	Revised as per P4 Sewerance/Plan Sheet 53025 email correspondence		
E	06-05-25	Revised Storm Sewer System & South Ditch Line Collection System		
F	06-18-25	Revised as per P4 Sewerance 6/12/25 email correspondence		

DESIGNED BY
#2102
S. H. HARRIS
S. HARRIS
6/19/25

ENGINEER
S. HARRIS
6/19/25

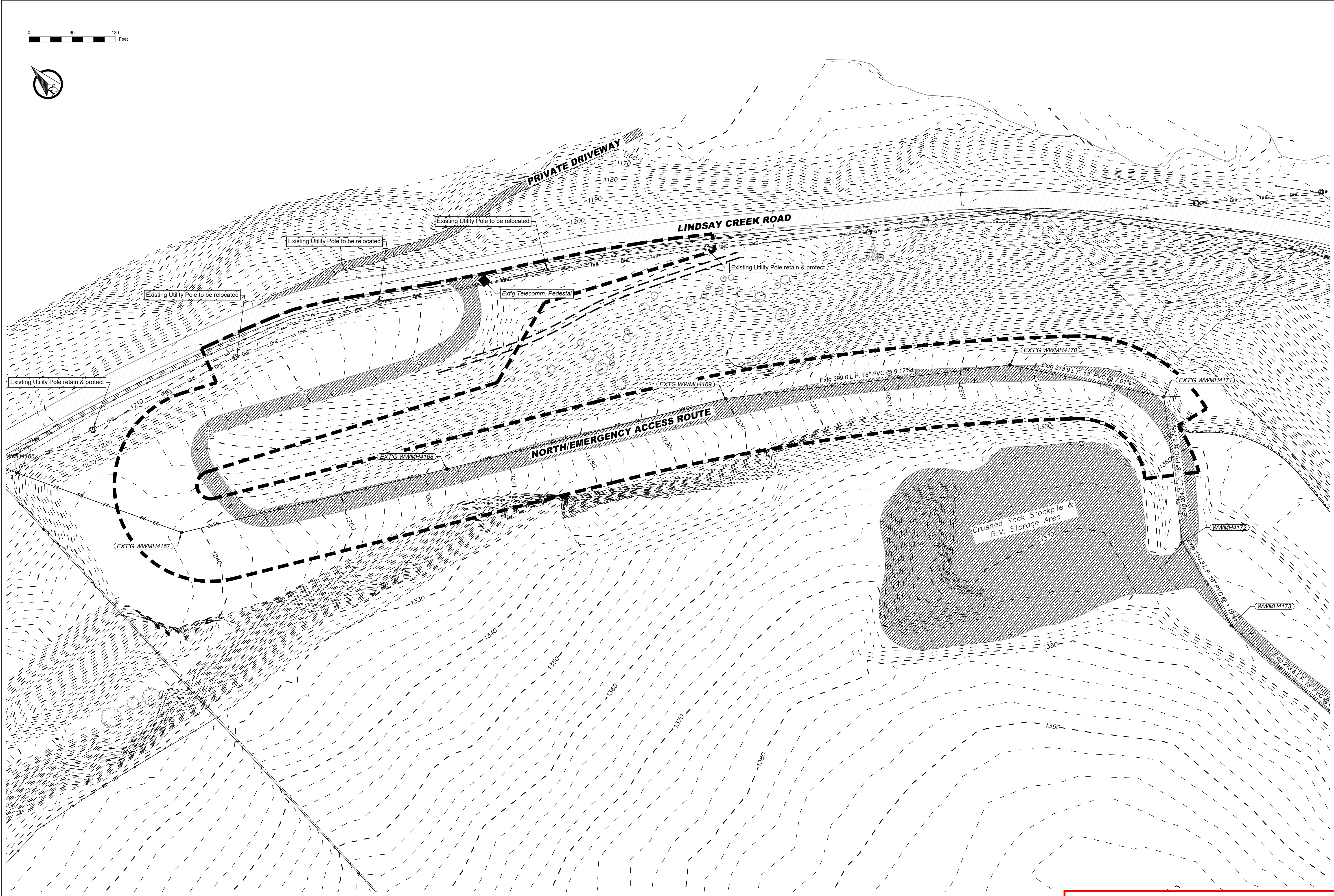
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DRAWN BY JSH	DATE 06-19-25	SHEET C1		
SCALE				

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
NOTES & DETAILS
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

HEDCO
HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Boise, Idaho 83725
(208) 343-5003

SHEET
C1

Reviewed for Code Compliance
07/02/2025

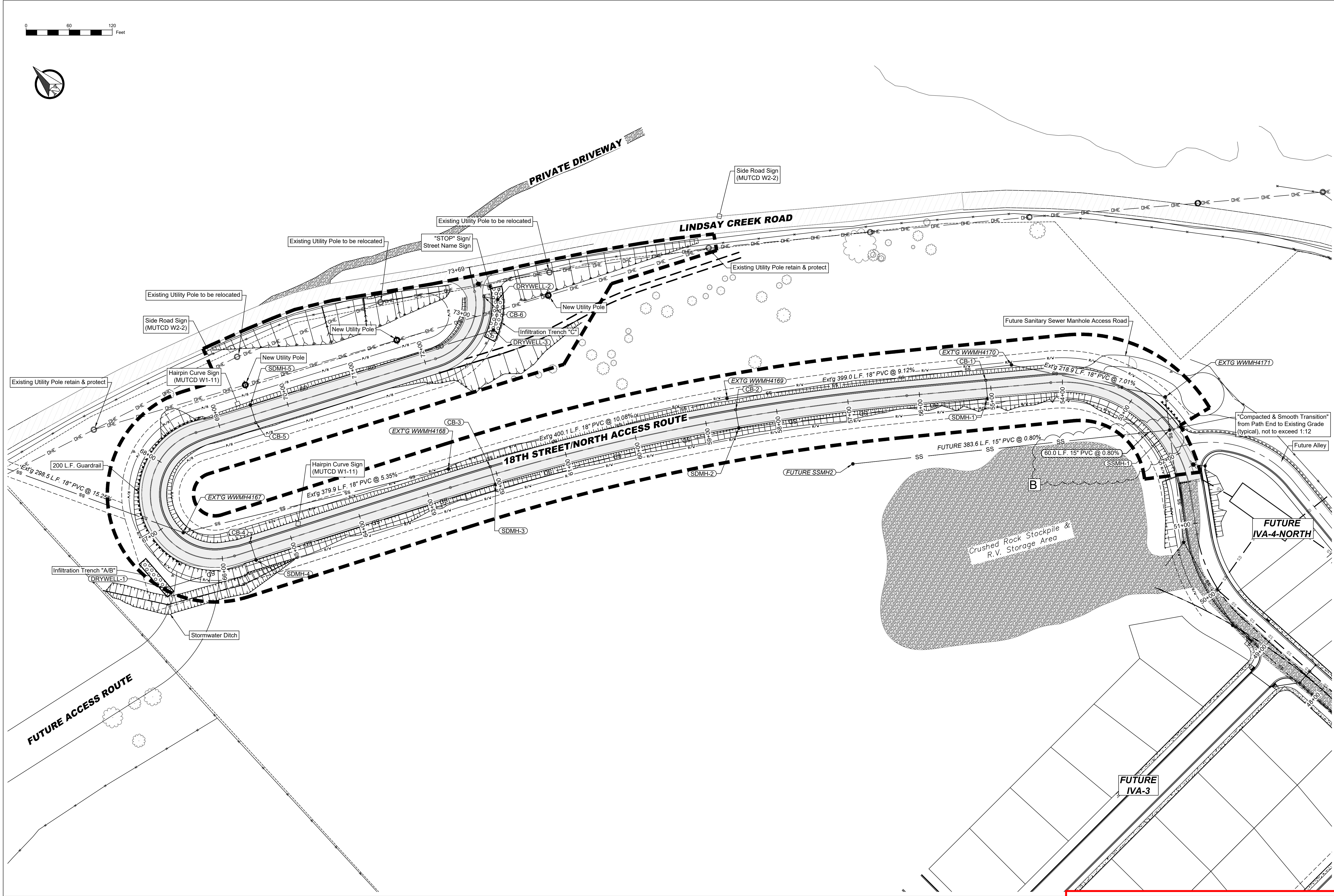


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DRAWN BY		CHECKED BY		JSH	
DATE		DATE		06-19-25	
SCALE		SHEET SIZE		D	
1"=60'		11x17		D	
PROFESIONAL ENGINEER		REGISTERED		#2102	
J. S. HAMMOND		DATE OF EXPIRATION		6/19/25	
REVISION		DESCRIPTION		CHECKED	
APPD.		DATE		APPROVED	

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
EXISTING CONDITIONS PLAN
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

HEDCO
HAMMOND ENGINEERING & DEVELOPMENT CO.
29020 Perry Lane, Lewiston, Idaho 83505
(208) 843-5003

Reviewed for Code Compliance
07/02/2025



REVISION		DATE	DESCRIPTION	CHECKED	APPD.
C	05-28-25		Revised as per City Review Comments dated 05-14-2025		
D	06-02-25		Revised as per P&I Sovereign/Brian Schmitt 5/30/25 email correspondence		
E	06-02-25		Revised Storm Sewer System & South Ditch Line Collection System		
F	06-19-25		Revised as per P&I Sovereign 6/12/25 email correspondence		
G	06-19-25		Revised as per P&I Sovereign 6/19/25 email correspondence		

REGISTERED PROFESSIONAL ENGINEER
#2102
S. HAMMOND
STATE OF IDAHO
6/19/25

ENGINEER
LAND SURVEYOR
REGISTERED
#2102
S. HAMMOND
STATE OF IDAHO
6/19/25

SHEET SIZE	D	CHECKED BY	JSH	DATE	06-19-25	2414
SCALE	1"=60'	DRAWN BY	WEE	DATE	06-19-25	2414
SHEET	C3	DRAWING #	2414-C3			

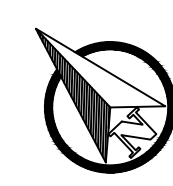
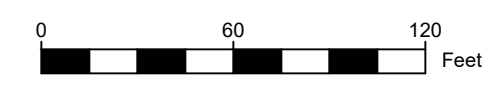
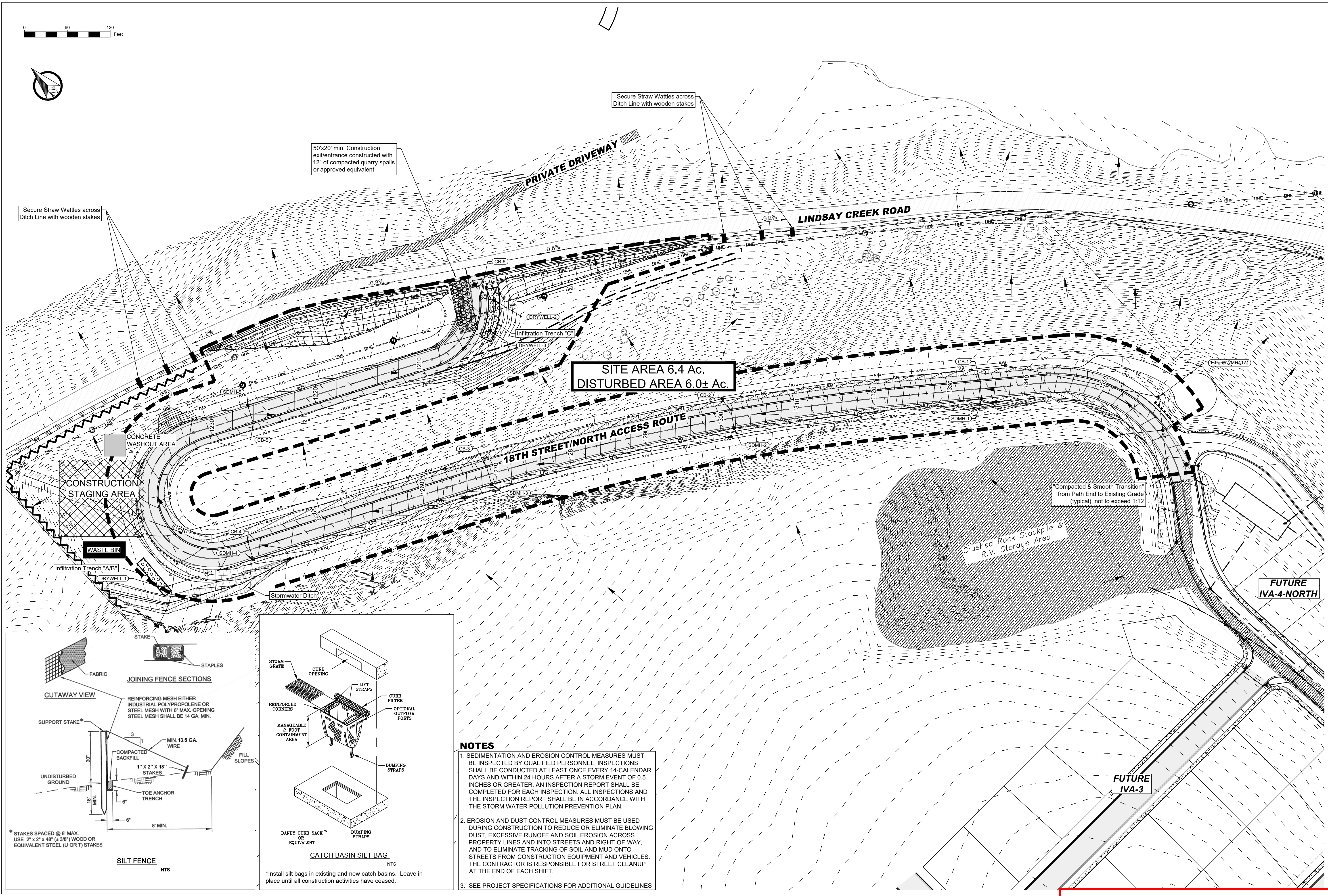
HEDCO
HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Boise, Idaho 83725
(208) 343-3030

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
PROJECT DEVELOPMENT PLAN
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

SHEET

C3

Reviewed for Code Compliance
07/02/2025



Secure Straw Wattles across Ditch Line with wooden stakes

50'x20' min. Construction exit/entrance constructed with 12" of compacted quarry spalls or approved equivalent

Secure Straw Wattles across Ditch Line with wooden stakes

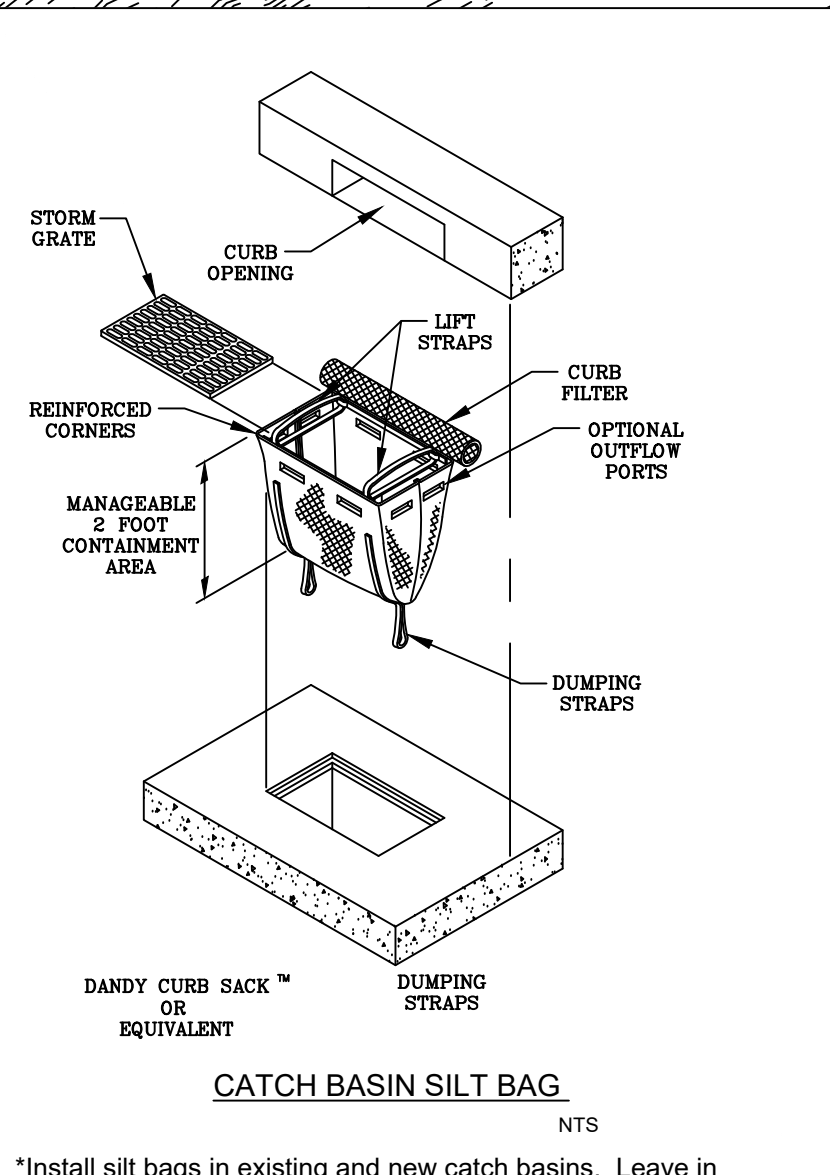
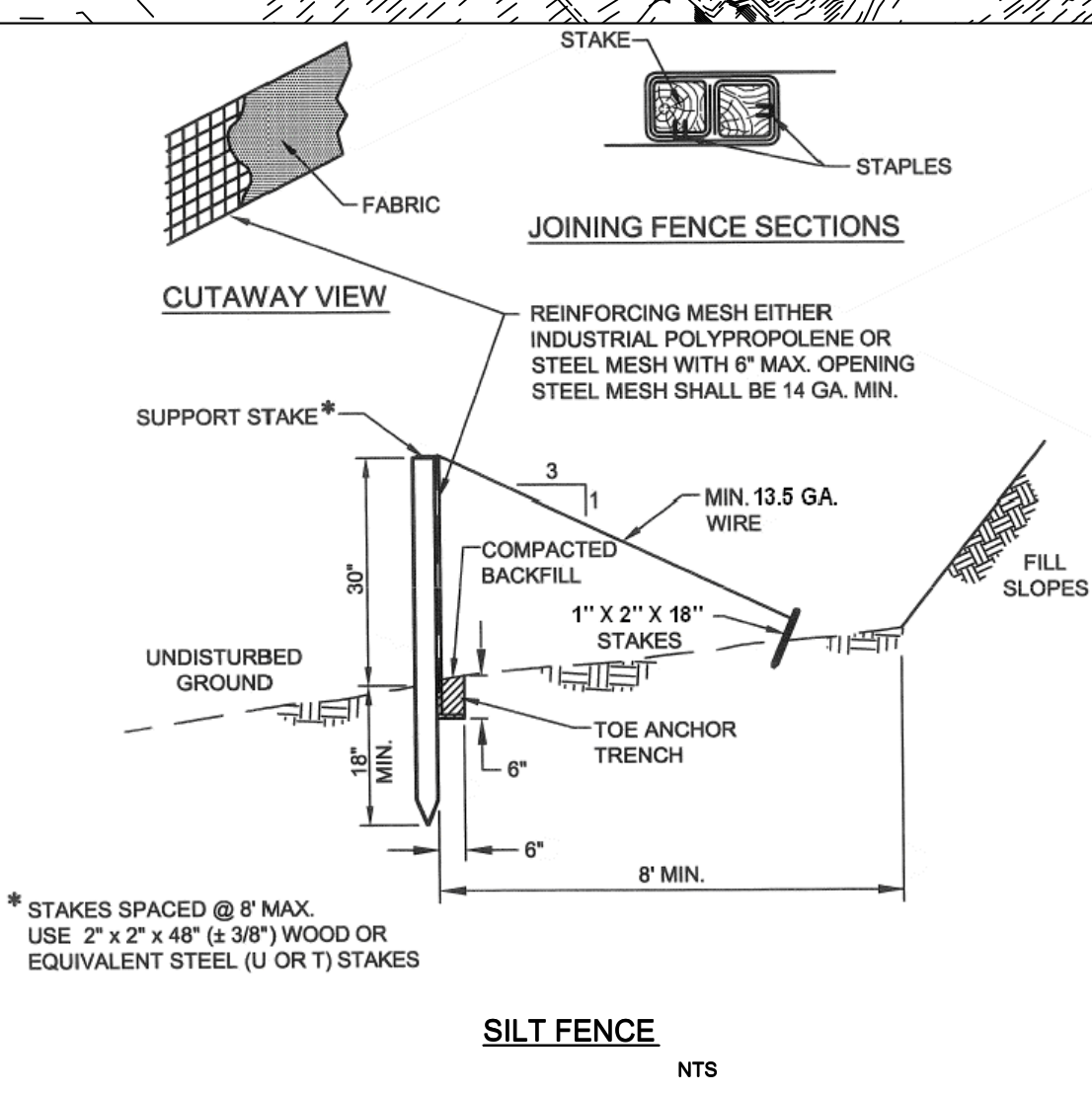
SITE AREA 6.4 Ac.
DISTURBED AREA 6.0± Ac.

"Compacted & Smooth Transition" from Path End to Existing Grade (typical), not to exceed 1:12

Crushed Rock Stockpile & R.V. Storage Area

FUTURE IVA-4-NORTH

FUTURE IVA-3



- NOTES**
1. SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE INSPECTED BY QUALIFIED PERSONNEL. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY 14-CALENDAR DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR GREATER. AN INSPECTION REPORT SHALL BE COMPLETED FOR EACH INSPECTION. ALL INSPECTIONS AND THE INSPECTION REPORT SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
 2. EROSION AND DUST CONTROL MEASURES MUST BE USED DURING CONSTRUCTION TO REDUCE OR ELIMINATE BLOWING DUST, EXCESSIVE RUNOFF AND SOIL EROSION ACROSS PROPERTY LINES AND INTO STREETS AND RIGHT-OF-WAY, AND TO ELIMINATE TRACKING OF SOIL AND MUD ONTO STREETS FROM CONSTRUCTION EQUIPMENT AND VEHICLES. THE CONTRACTOR IS RESPONSIBLE FOR STREET CLEANUP AT THE END OF EACH SHIFT.
 3. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL GUIDELINES

REVISION		DESCRIPTION	CHECKED	APPROVED
REV	DATE			
LTR				
C	05-28-25	Revised as per City Review Comments dated 05-14-2025		
D	06-02-25	Revised as per Pat Sovereign/Blair Schmitt 5/30/25 email correspondence		
E	06-02-25	Revised Storm Sewer System & South Ditch Line Calculation System		
F	06-18-25	Revised as per Pat Sovereign 6/12/25 email correspondence		
G	06-18-25	Revised as per Pat Sovereign 6/18/25 email correspondence		

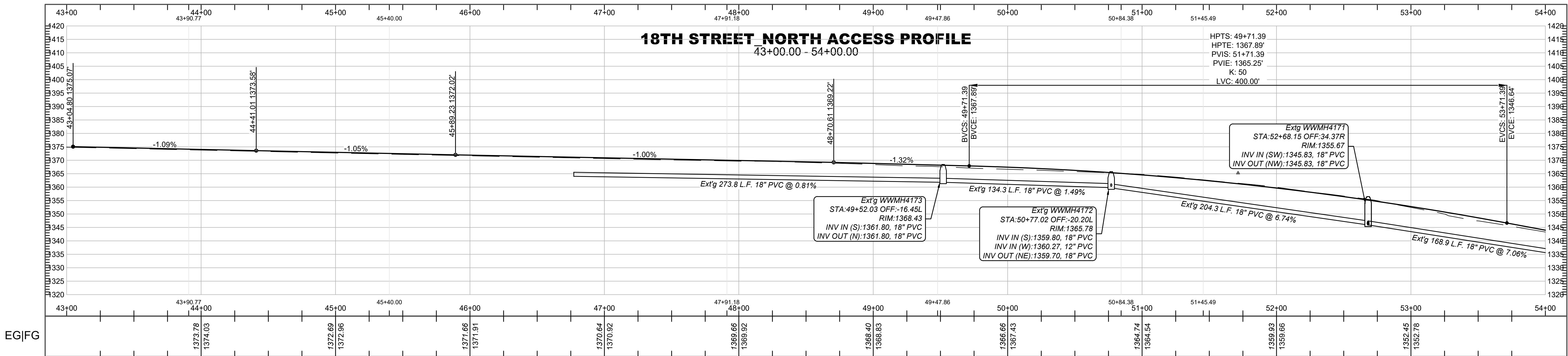
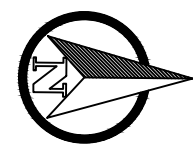
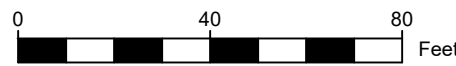
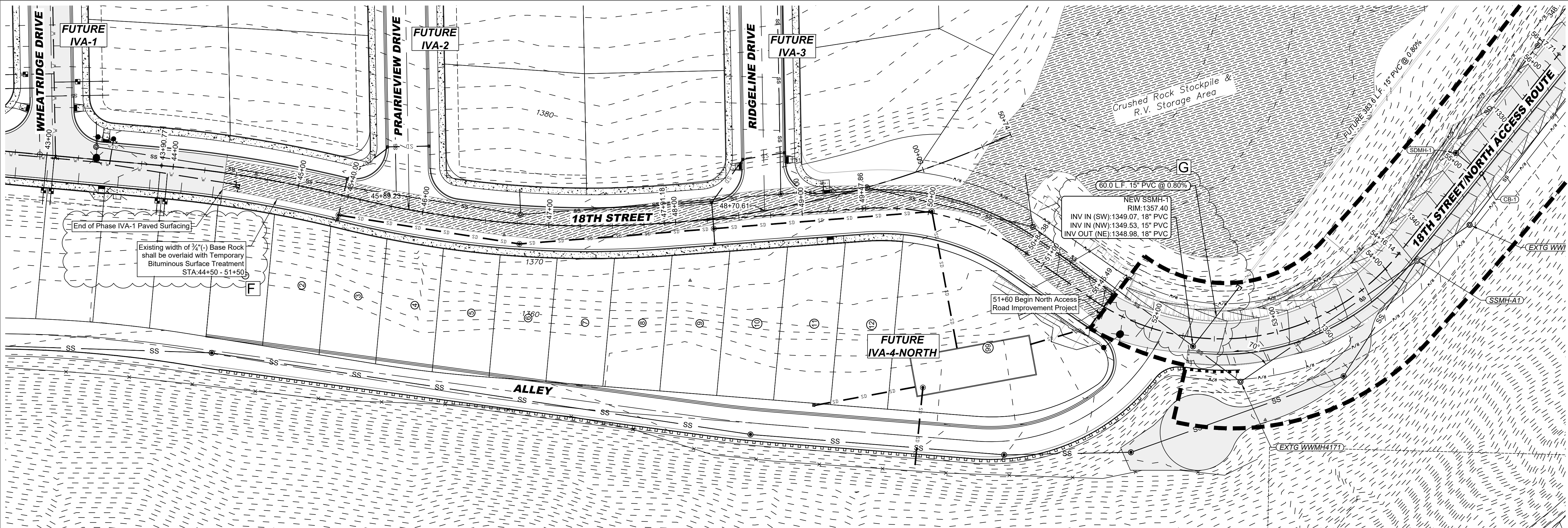
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			WEE	JSH		06-19-25					

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
SITE CONSTRUCTION EROSION & SEDIMENT CONTROL PLAN
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Perry Lane, Meridian, Idaho 83555
(208) 443-5003

SHEET
C4

Reviewed for Code Compliance
07/02/2025



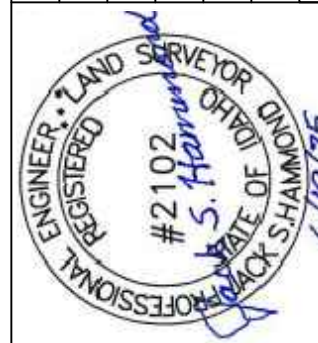
THE ESTATES AT CANYON CREST
18TH STREET / NORTH ACCESS ROUTE
PLAN & PROFILE
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO



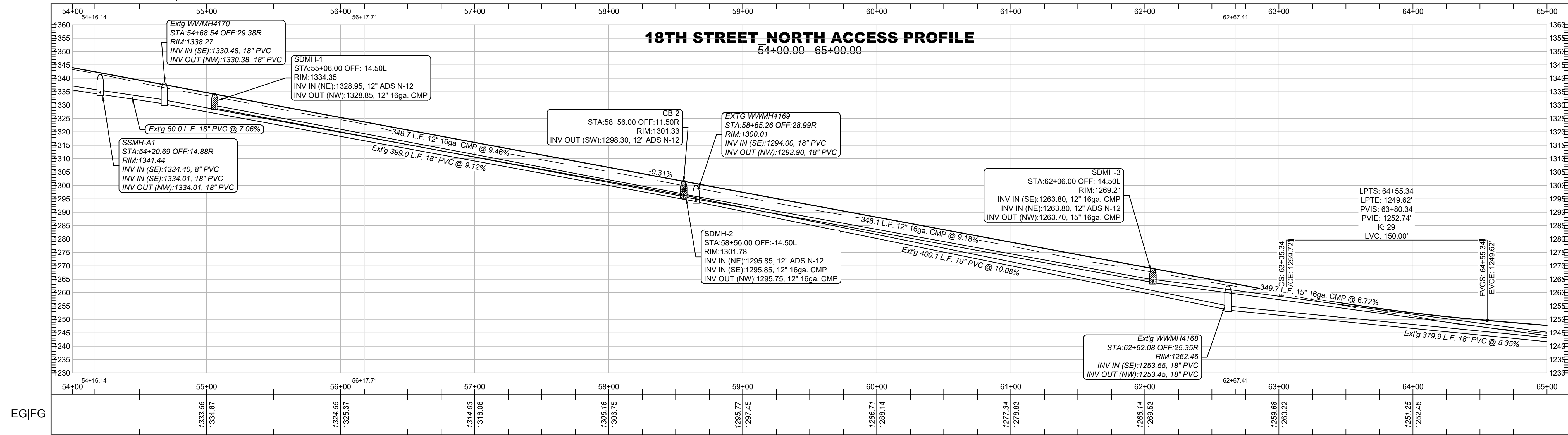
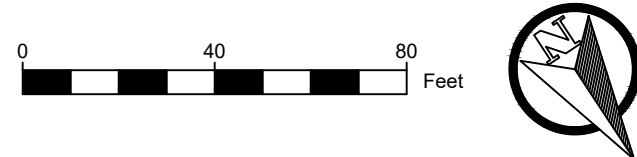
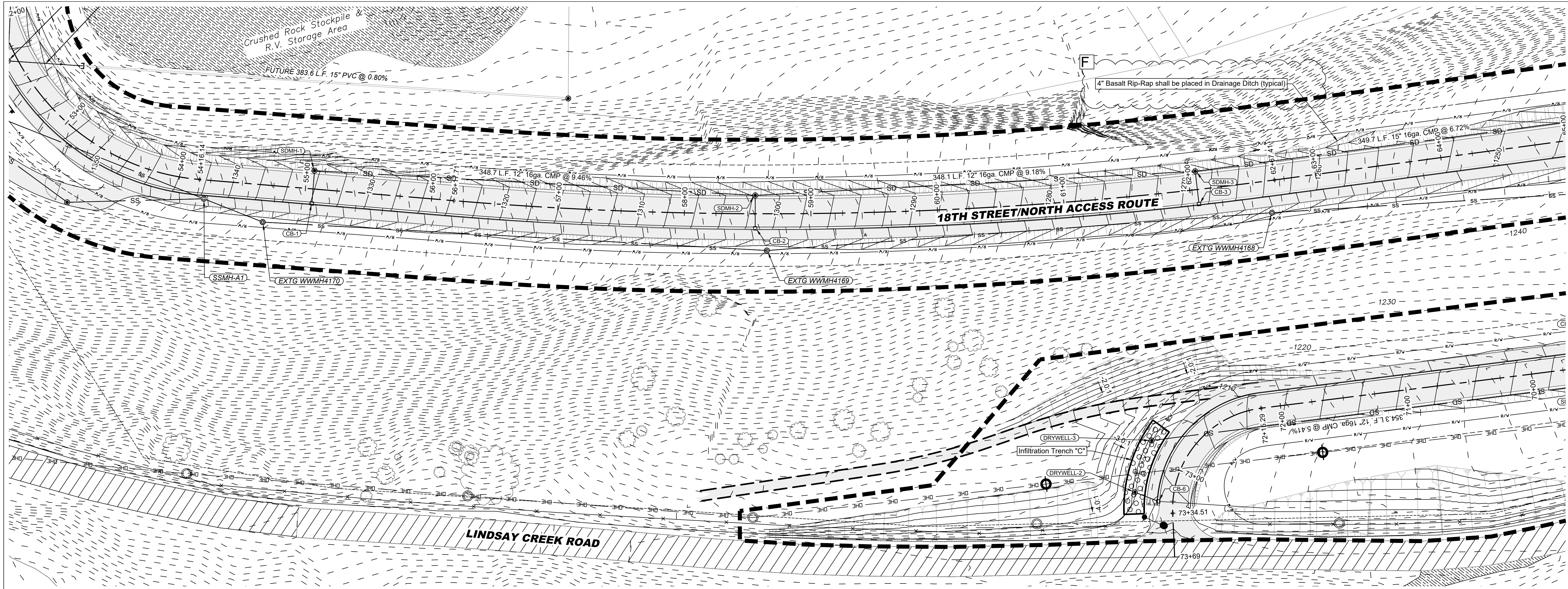
SHEET
C6.1

Reviewed for Code Compliance
07/02/2025

REV	DATE	DESCRIPTION	CHECKED	APPD.
C	05-26-25	Revised as per City Review Comments dated 05-14-2025		
D	06-02-25	Revised as per Pal Sovereign/Brian Schmitt 5/30/25 email correspondence		
E	06-02-25	Revised Storm Sewer System & South Ditch Line Collection System		
F	06-19-25	Revised as per Pal Sovereign 6/12/25 email correspondence		
G	06-19-25	Revised as per Pal Sovereign 6/19/25 email correspondence		



SCALE	SHEET SIZE	D
1"=40'	C6.1	2414-C6.1
DRAWN BY	CHECKED BY	
WEE	JSH	
DATE	DATE	
06-19-25	2414	
SHEET		



REVISION		DESCRIPTION	CHECKED	APPD.
REV	DATE			
B	04-24-25	Revised as per City Review Comments dated 03-27-2025		
C	06-26-25	Revised as per City Review Comments dated 05-14-2025		
D	06-02-25	Revised as per P&I Severance/Brian Schmidt 5/30/25 email correspondence		
E	06-06-25	Revised Storm Sewer System & South Ditch Line Collection System		
F	06-18-25	Revised as per P&I Severance 6/12/25 email correspondence		

REGISTERED PROFESSIONAL ENGINEER
S. H. SHAW
#2102
STATE OF IDAHO
6/19/25

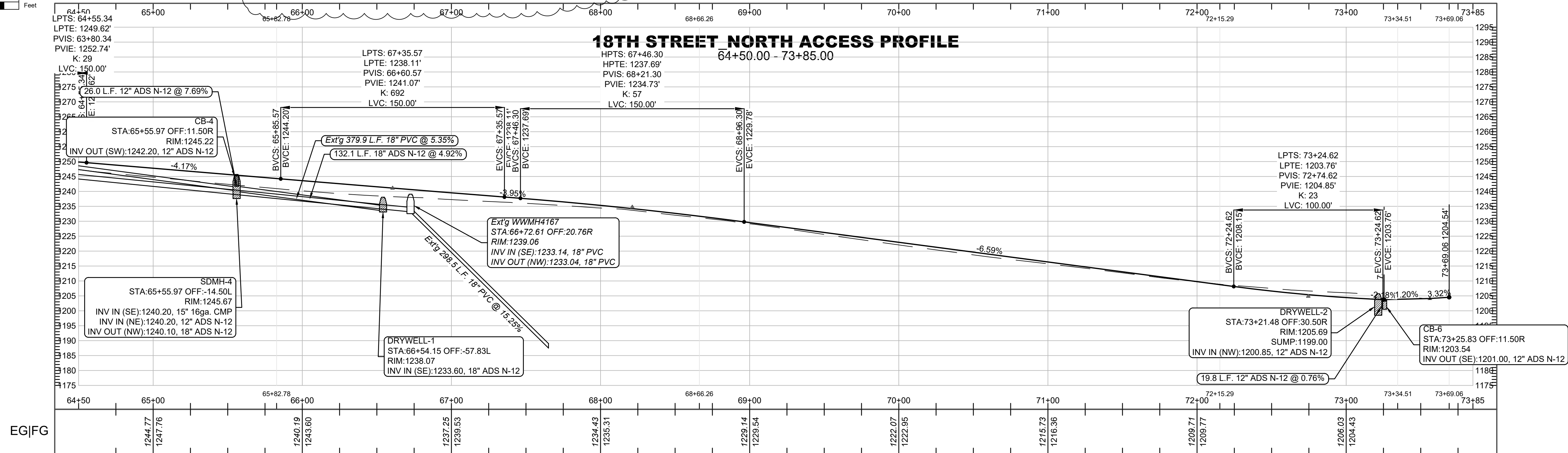
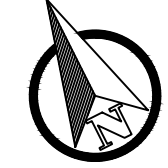
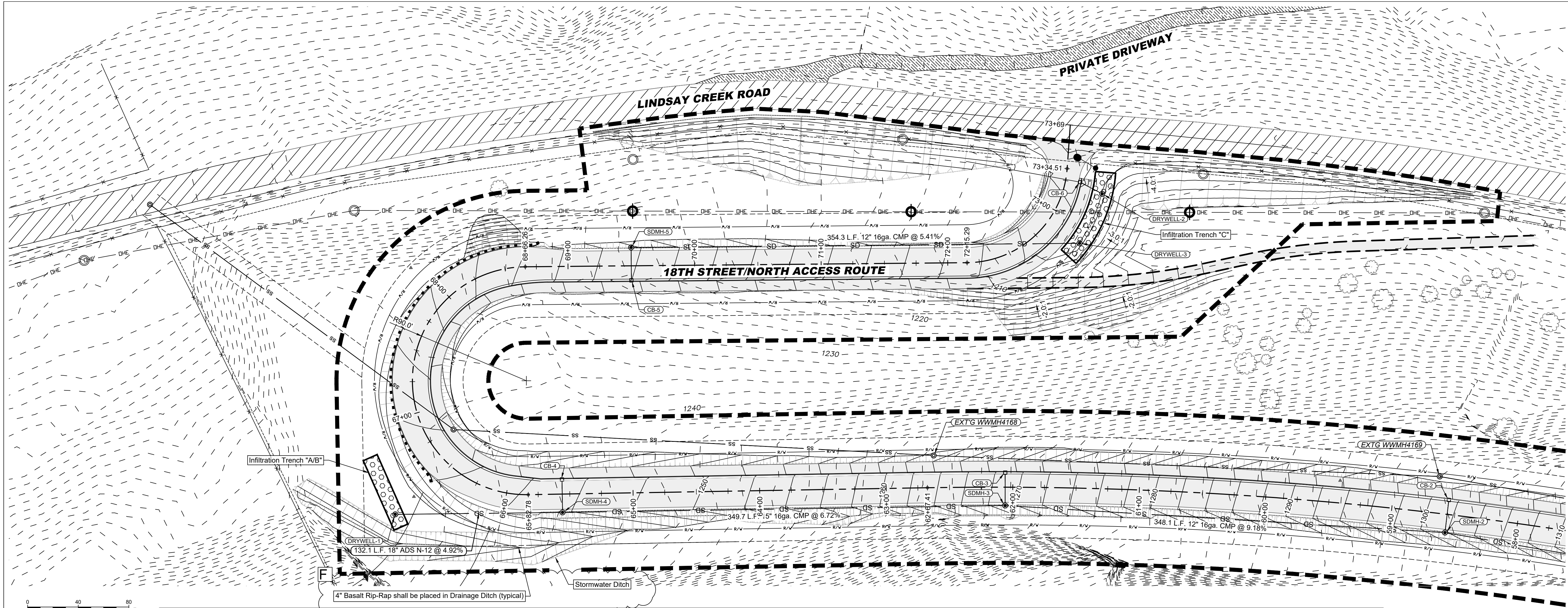
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HEDCO
HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Boise, Idaho 83725
(208) 343-5003

THE ESTATES AT CANYON CREST
18TH STREET / NORTH ACCESS ROUTE
PLAN & PROFILE
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

SHEET
C6.2

Reviewed for Code Compliance
07/02/2025



REVISION

REV	DATE	DESCRIPTION
B	04-2025	Revised as per City Review Comments dated 03-27-2025
C	06-2025	Revised as per City Review Comments dated 05-14-2025
D	06-02-25	Revised as per P&I Severance/Blair Schmidt 5/30/25 email correspondence
E	06-05-25	Revised Storm Sewer System & South Ditch Line Collection System
F	06-12-25	Revised as per P&I Severance 6/12/25 email correspondence

REGISTERED LAND SURVEYOR

#2102

S. HAMMOND

STATE OF IDAHO

6/19/25

SHEET SIZE

D

CHECKED BY

JSH

DATE

06-19-25

2414

SHEET

C6.3

DRAWING #

2414-C6.3

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Perry Lane, Meridian, Idaho 83655
(208) 443-5003

SHEET

C6.3

THE ESTATES AT CANYON CREST

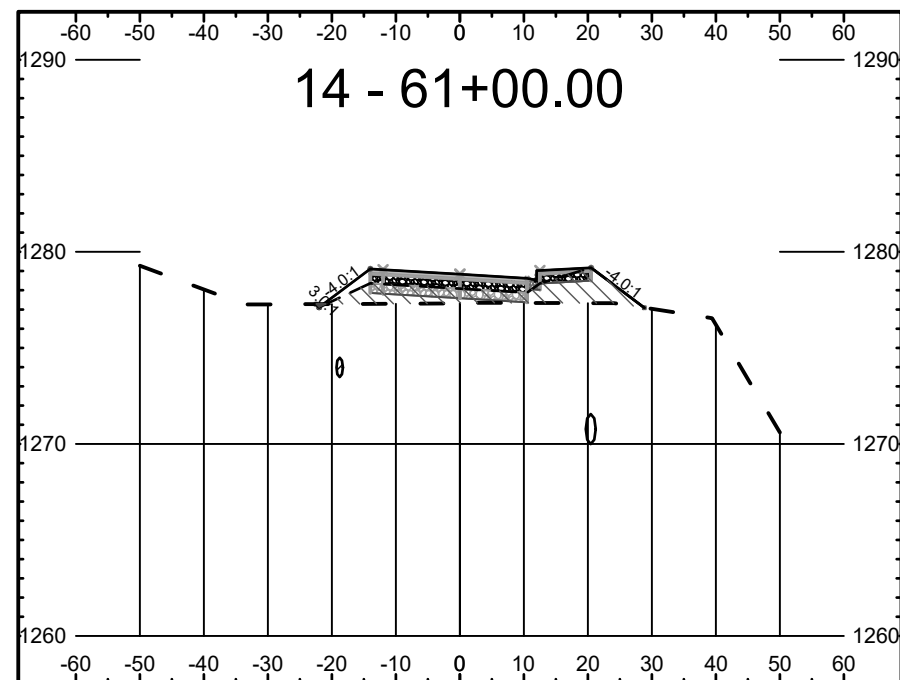
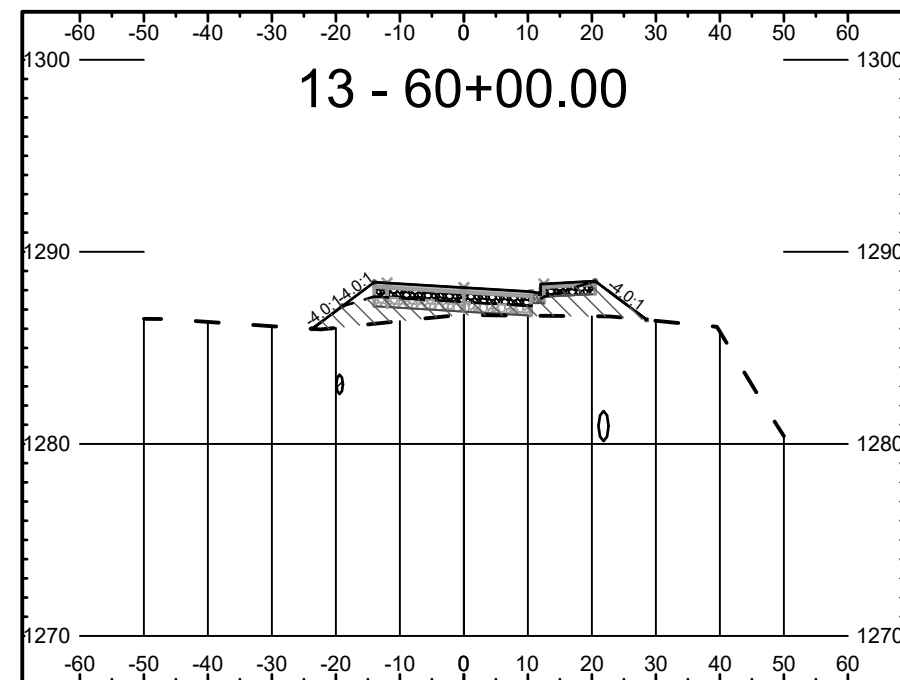
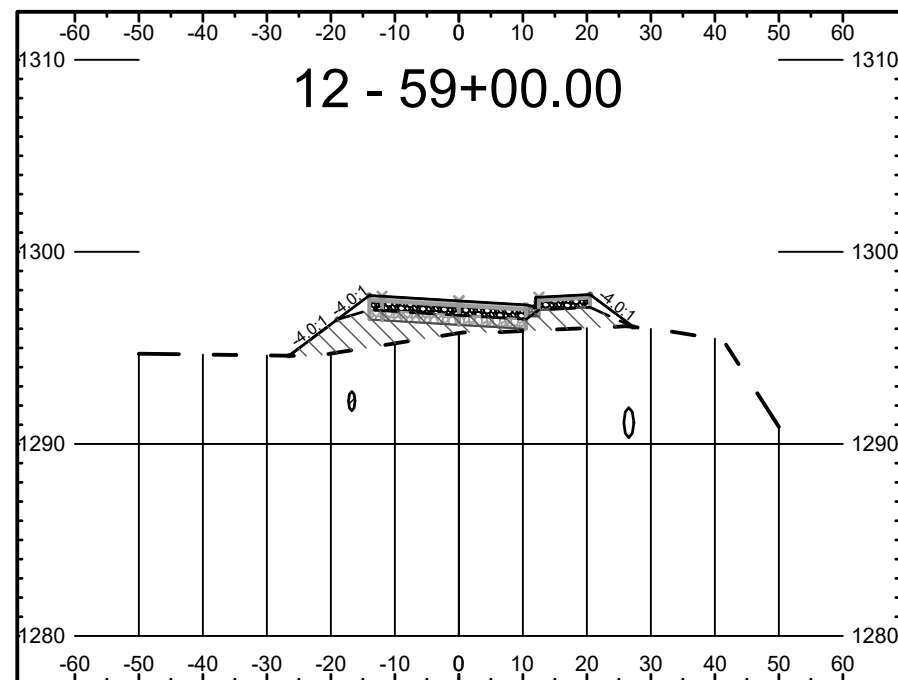
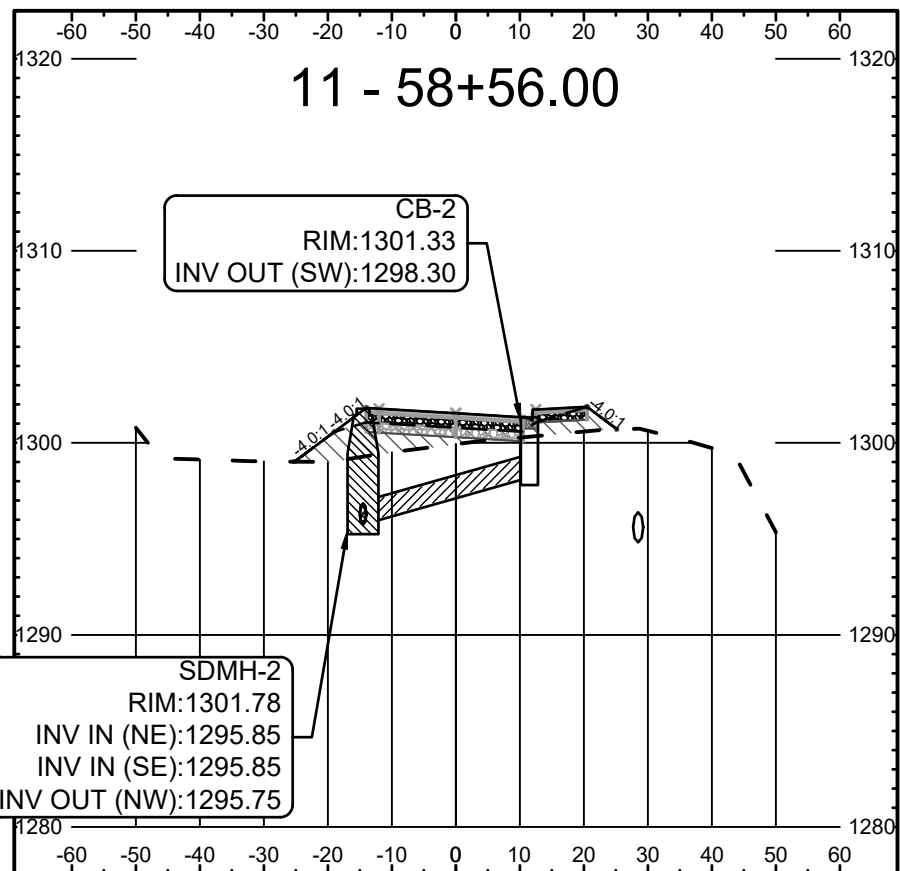
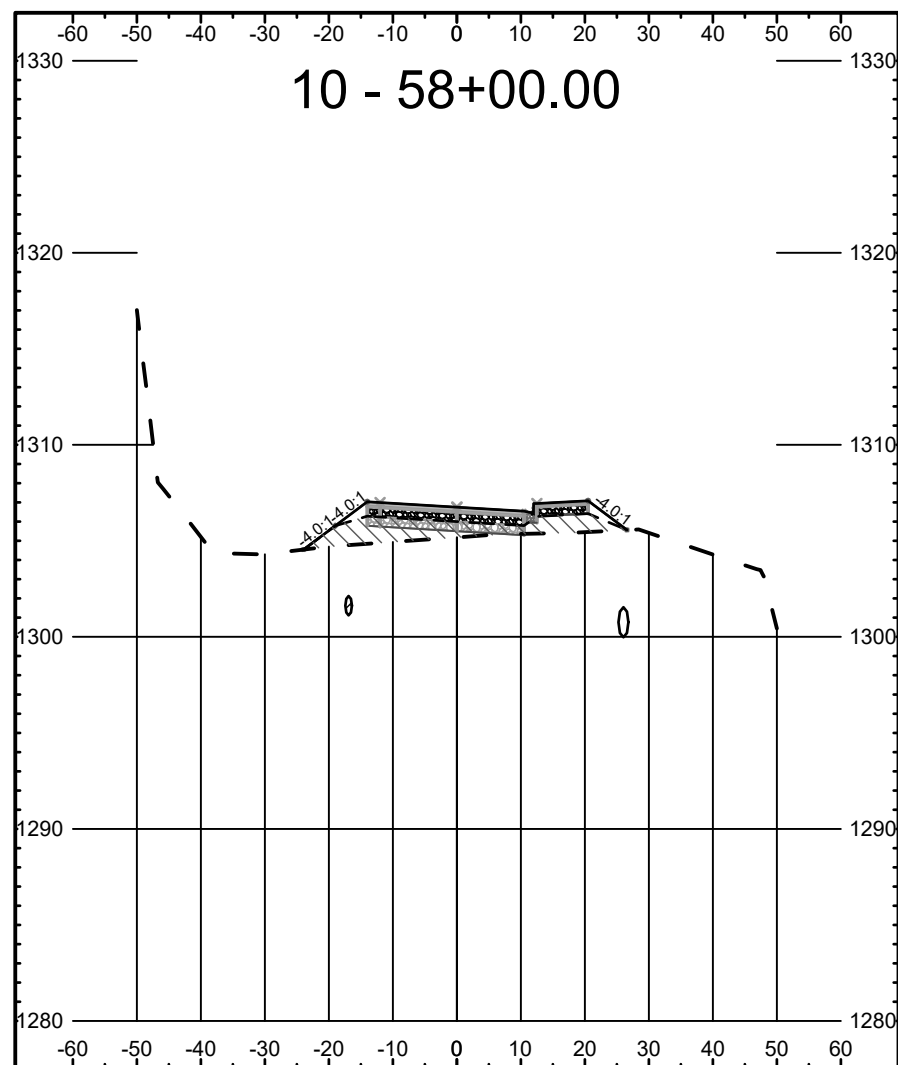
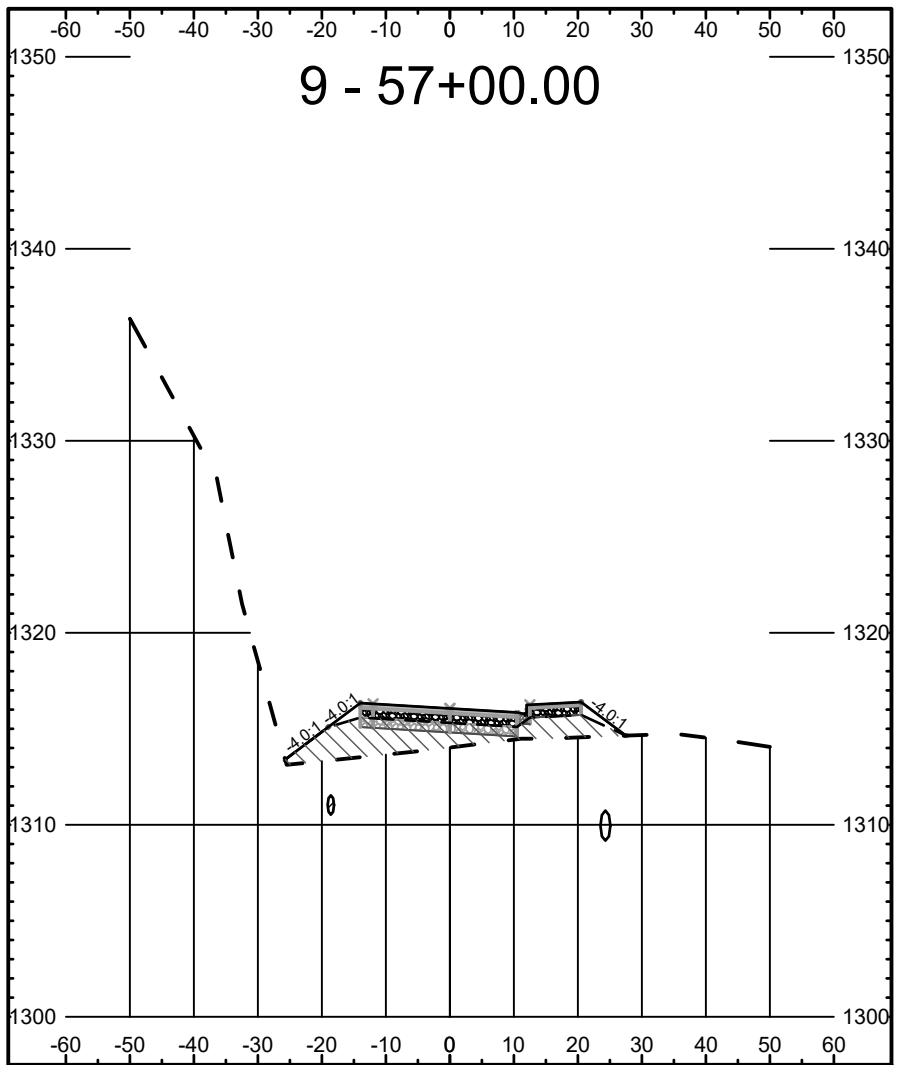
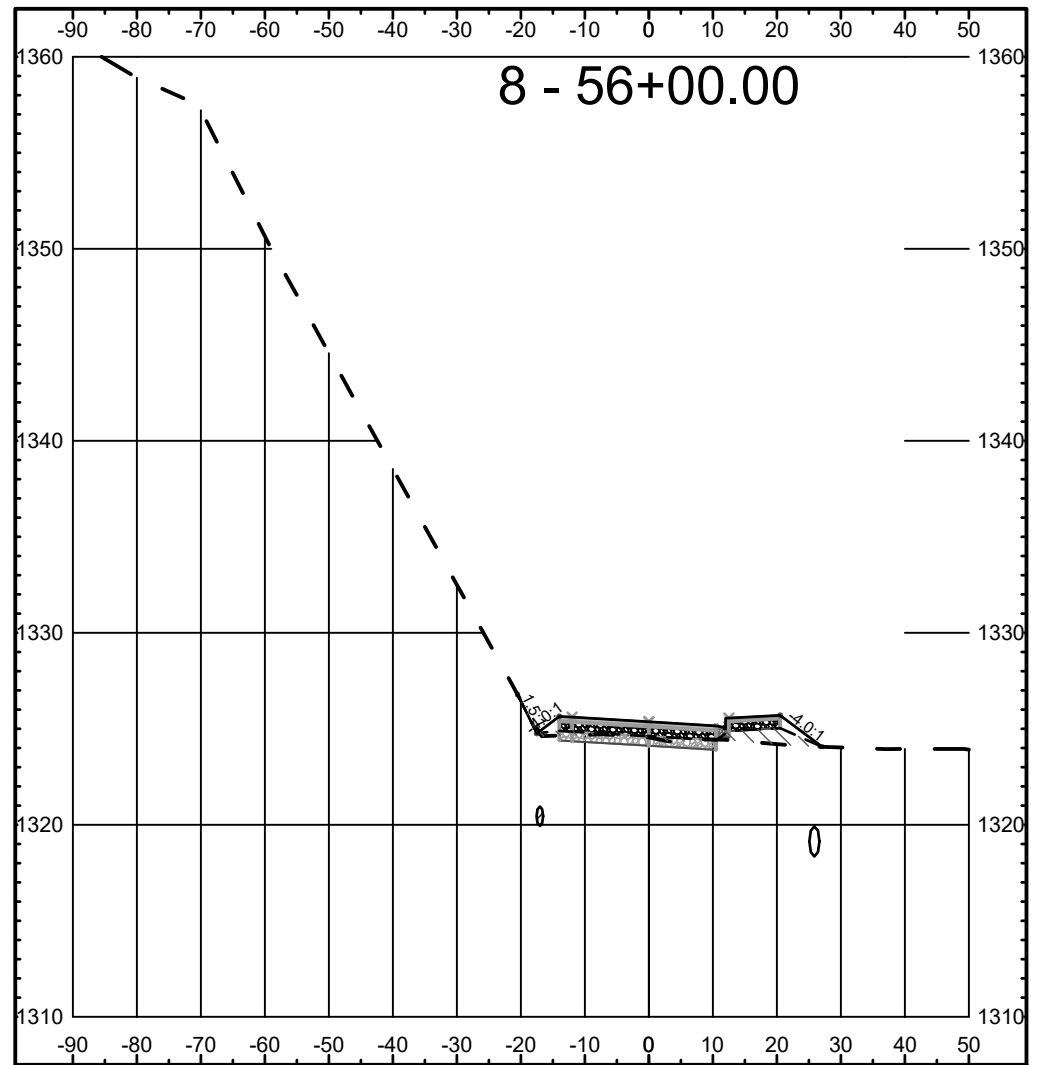
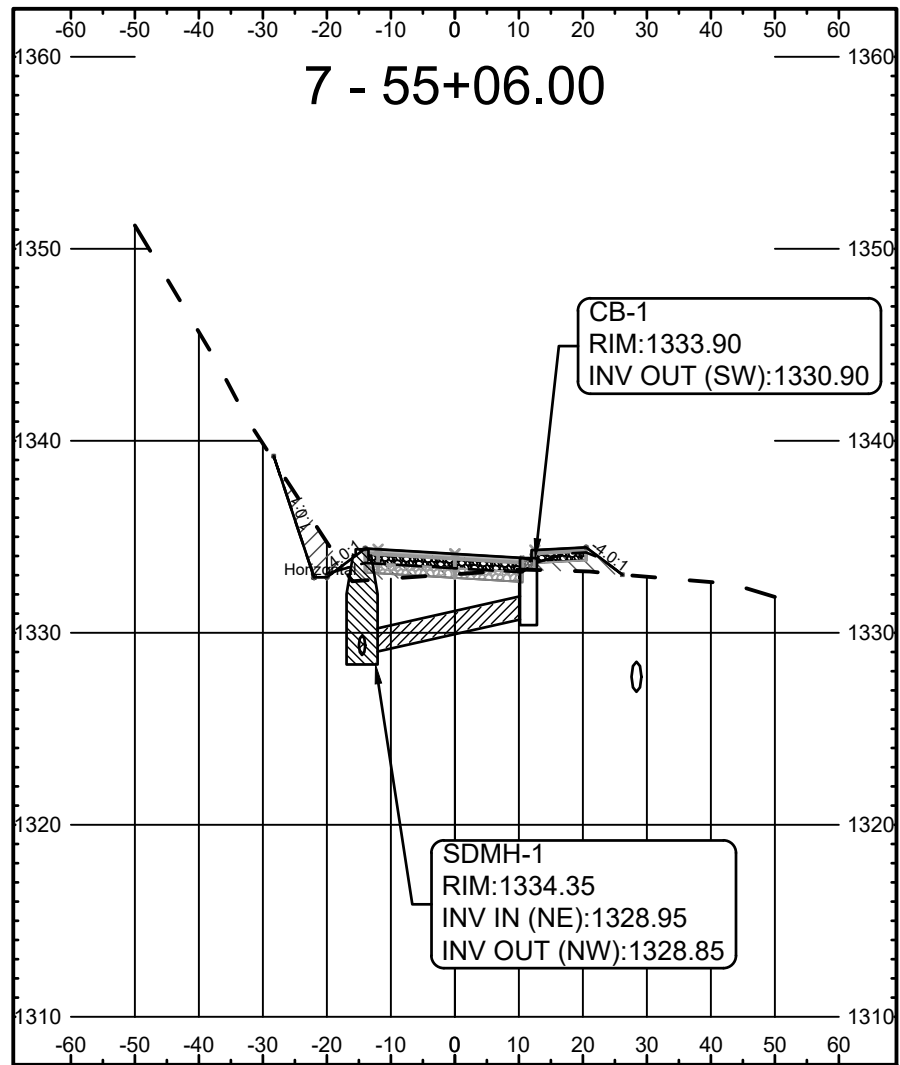
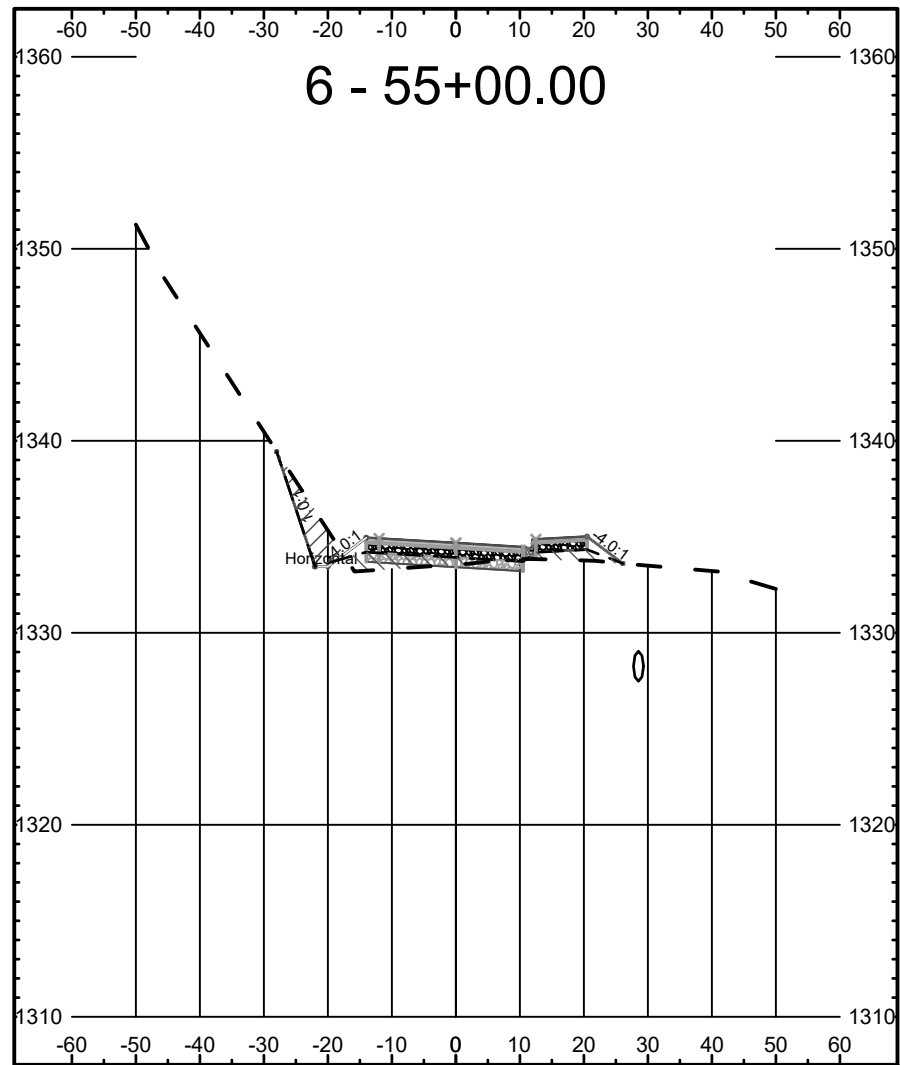
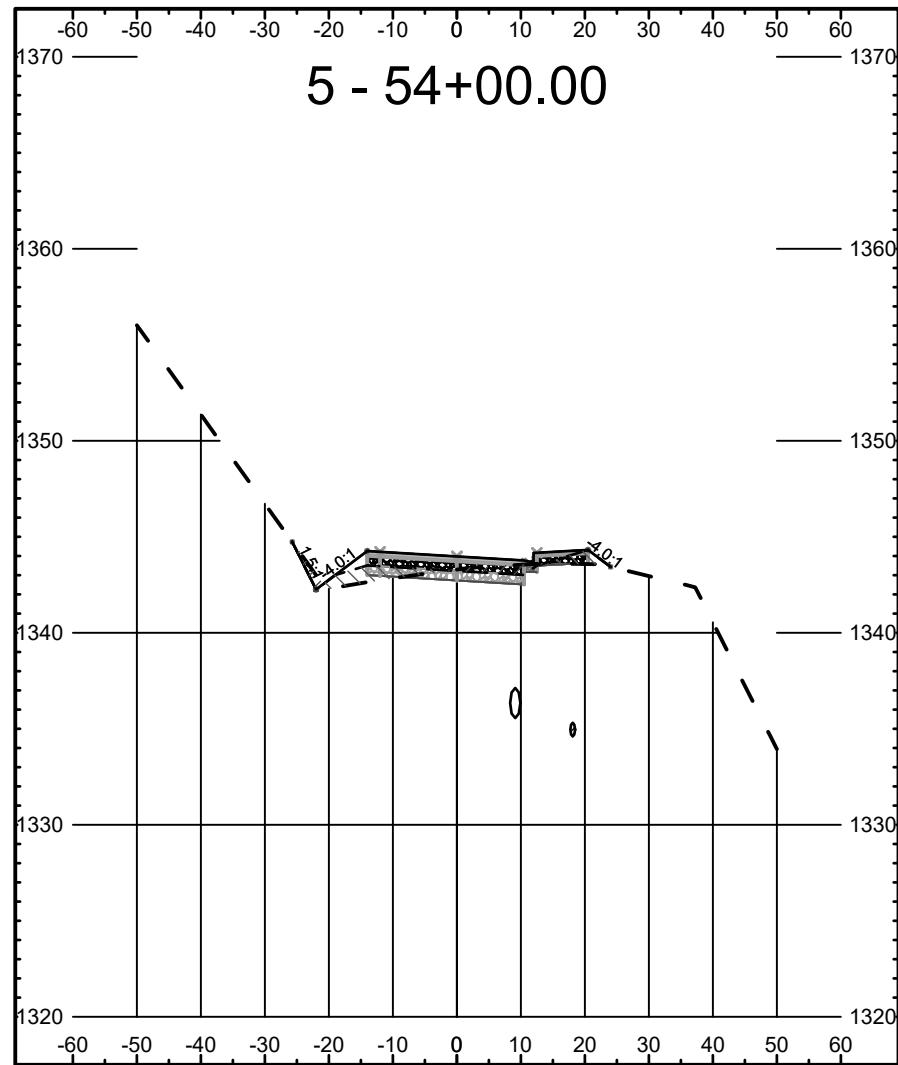
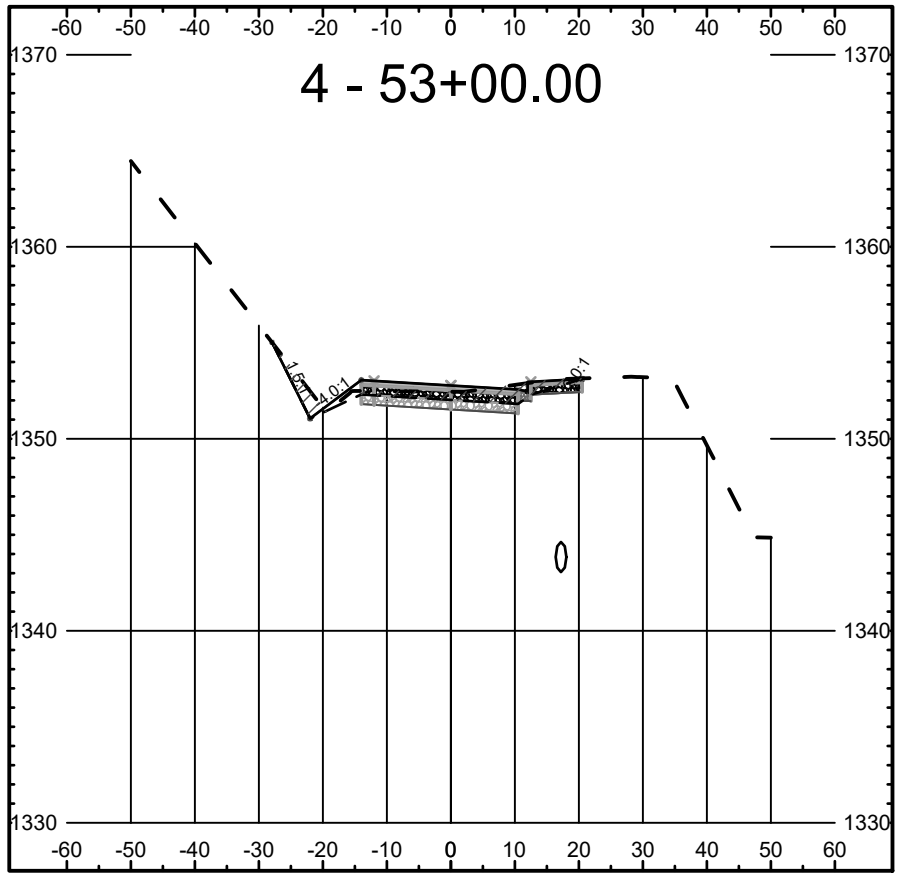
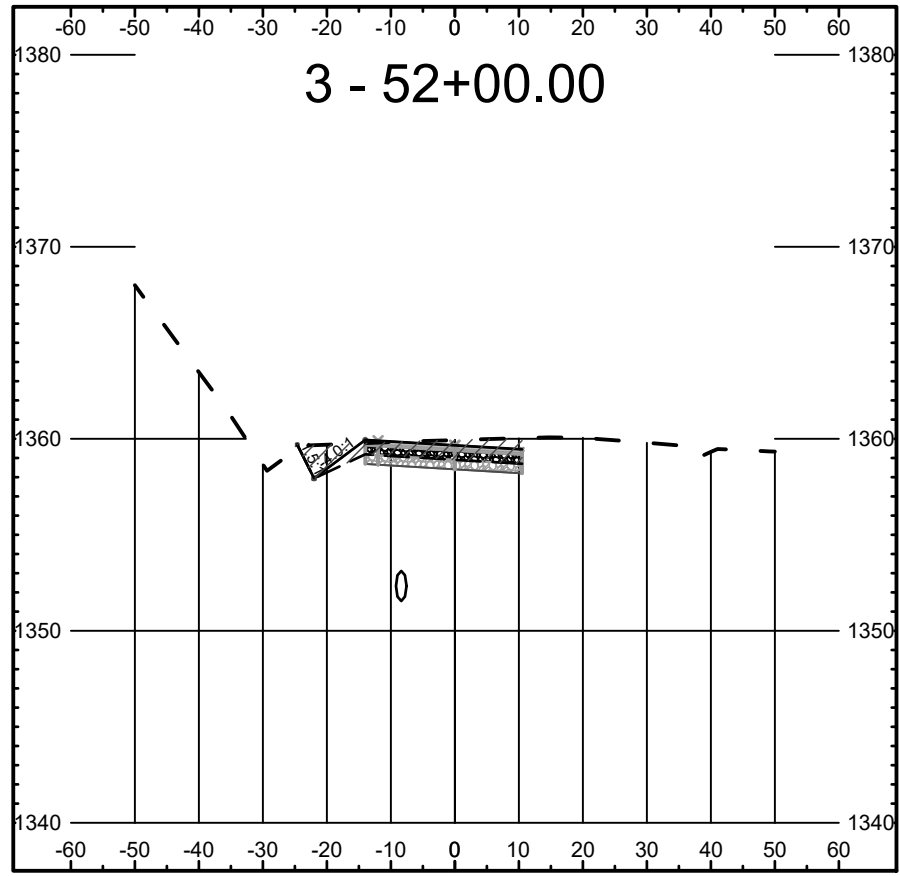
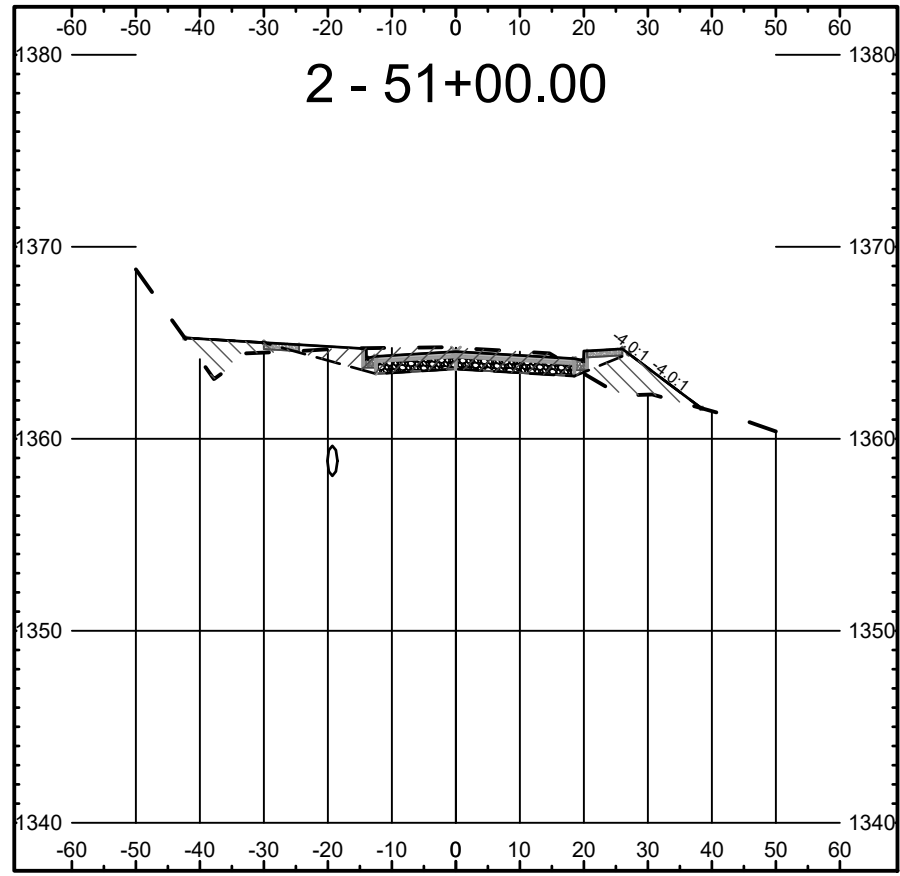
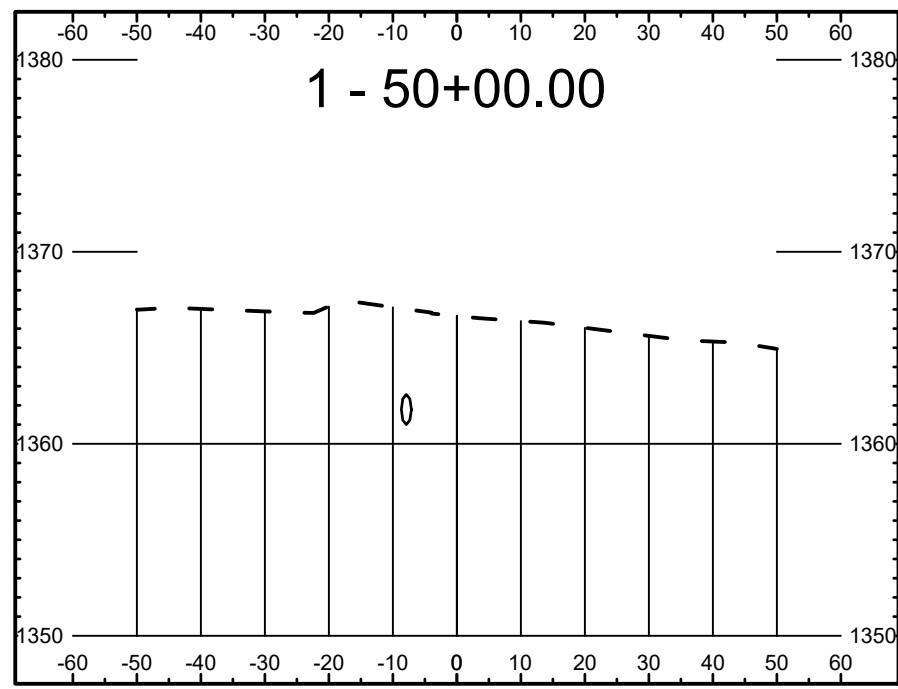
18TH STREET / NORTH ACCESS ROUTE

PLAN & PROFILE

RPL DEVELOPMENT, LLC

LEWISTON, IDAHO

Reviewed for Code Compliance
07/02/2025



ENGINEER

REGISTERED

PROFESSIONAL

LAND SURVEYOR

PROFESSIONAL

#2102

DATE OF EXPIRATION

6/19/25

DESIGNED BY

DATE

6/19/25

CHECKED BY

DATE

6/19/25

THE ESTATES AT CANYON CREST

18TH STREET / NORTH ACCESS ROUTE

X-SECTIONS

RPL DEVELOPMENT, LLC

LEWISTON, IDAHO

SCALE

1"=30'

SHEET SIZE

D

CHECKED BY

JSH

DRAWN BY

WEE

DATE

06-19-25

JOB #

2414

SHEET

C6.4

DRAWING #

2414-C6.4

REVISION

DESCRIPTION

CHECKED

APPD.

REV

DATE

DESCRIPTION

CHECKED

APPD.

B

04-24-25

Revised as per City Review Comments dated 03-27-2025

C

05-26-25

Revised as per City Review Comments dated 05-14-2025

D

06-02-25

Revised as per P&T Severance/Brian Schmidt 5/30/25 email correspondence

E

06-02-25

Revised Storm Sewer System & South Ditch Line Collection System

F

06-12-25

Revised as per P&T Severance 6/12/25 email correspondence

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.

23020 Penny Lane, Boise, Idaho 83725

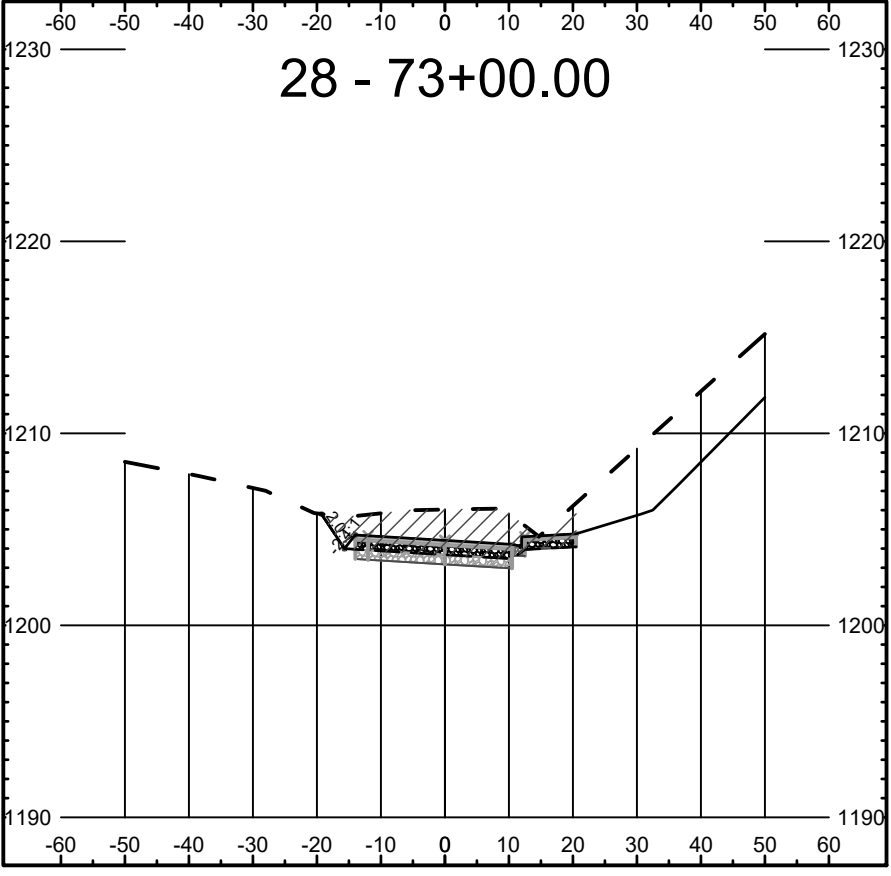
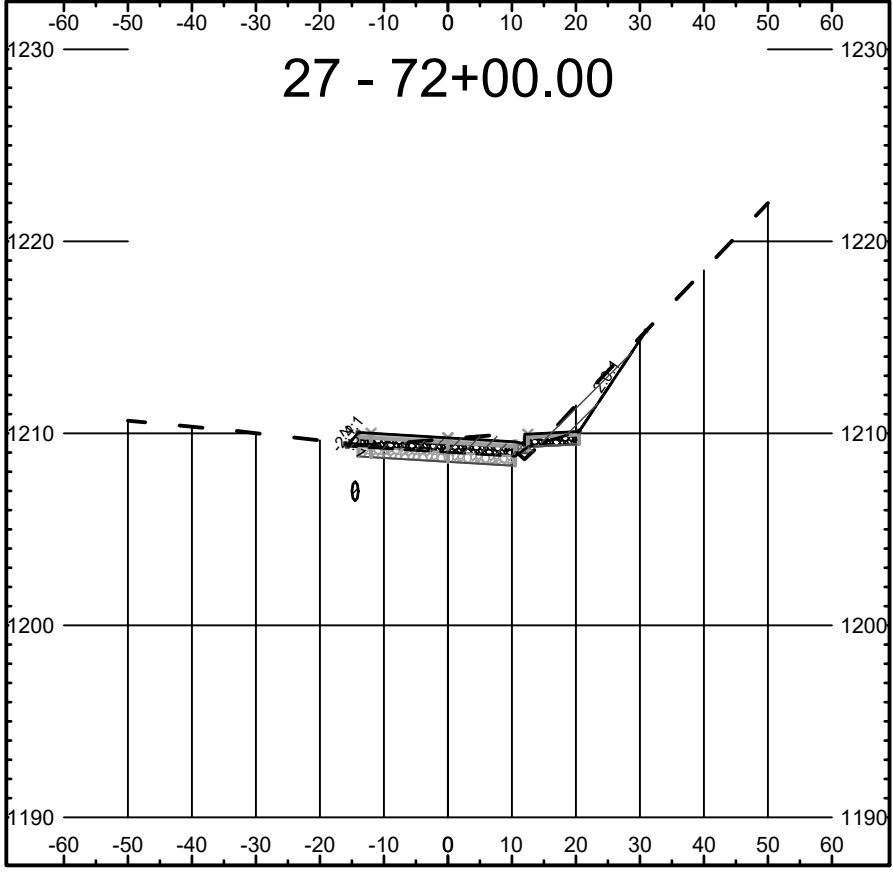
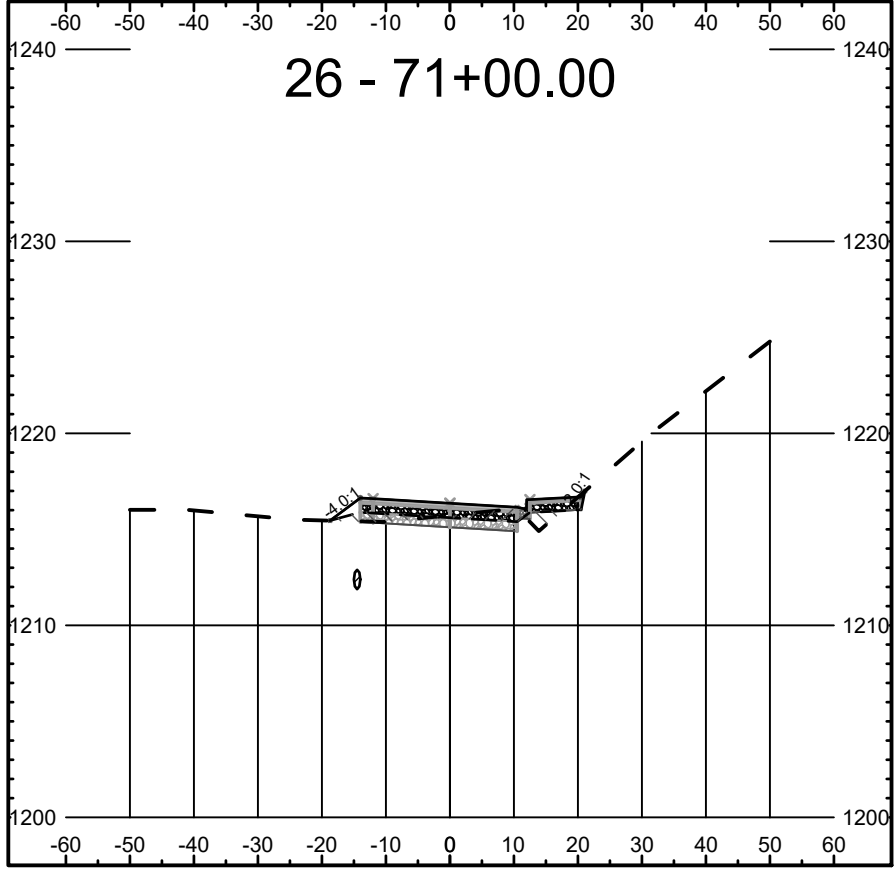
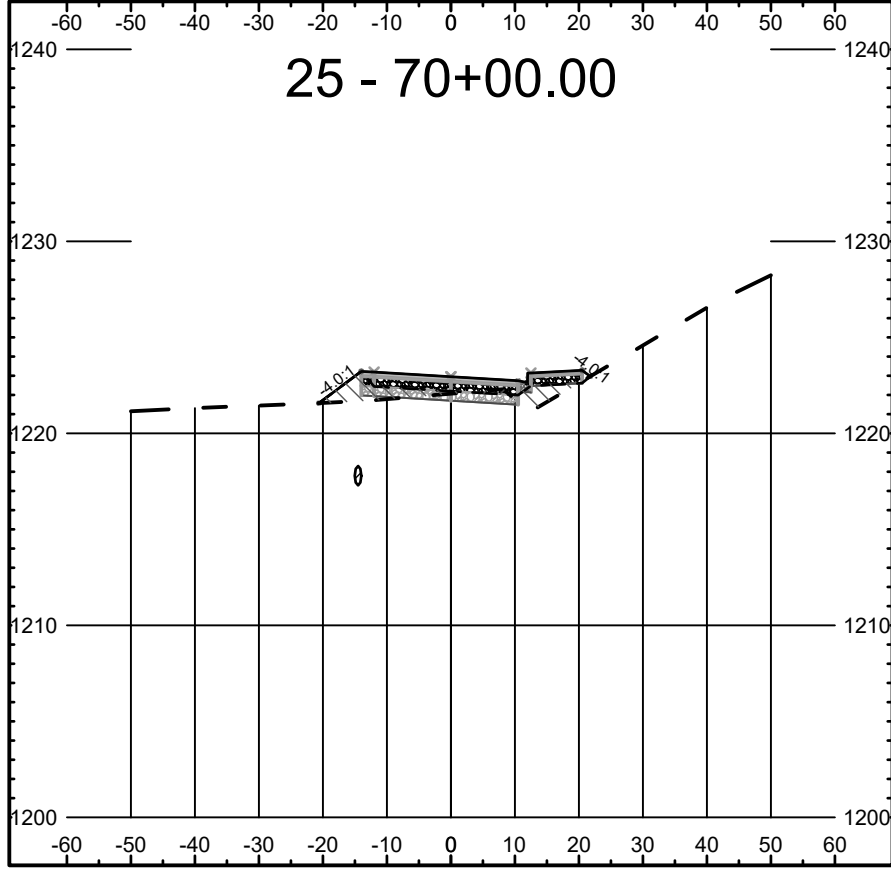
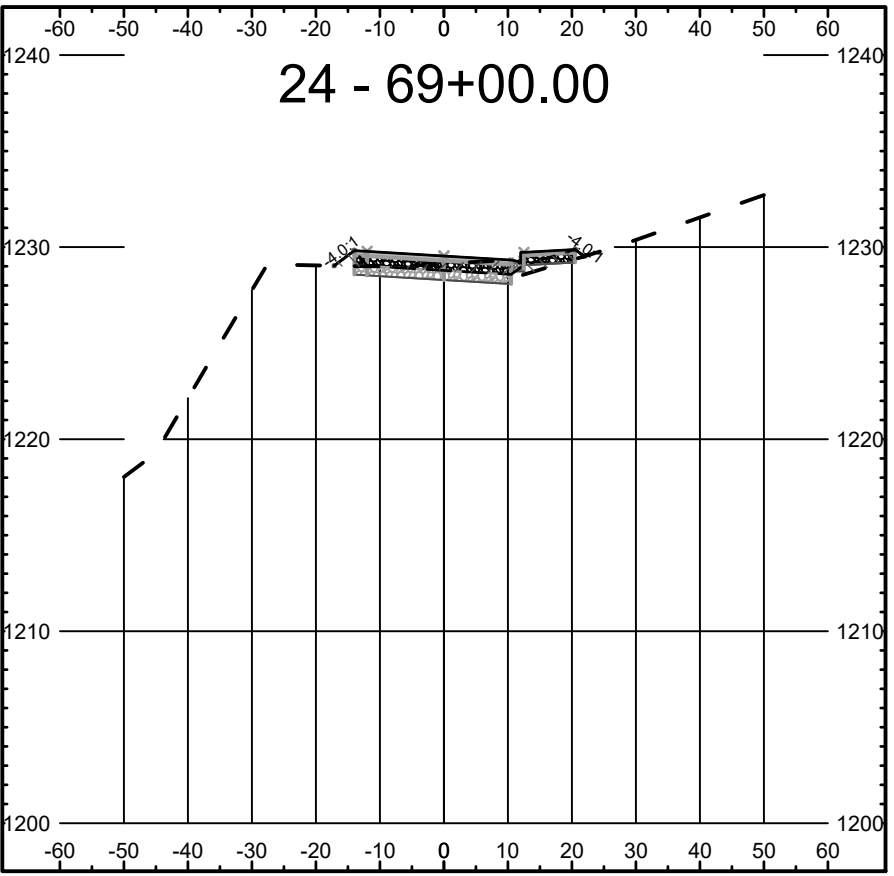
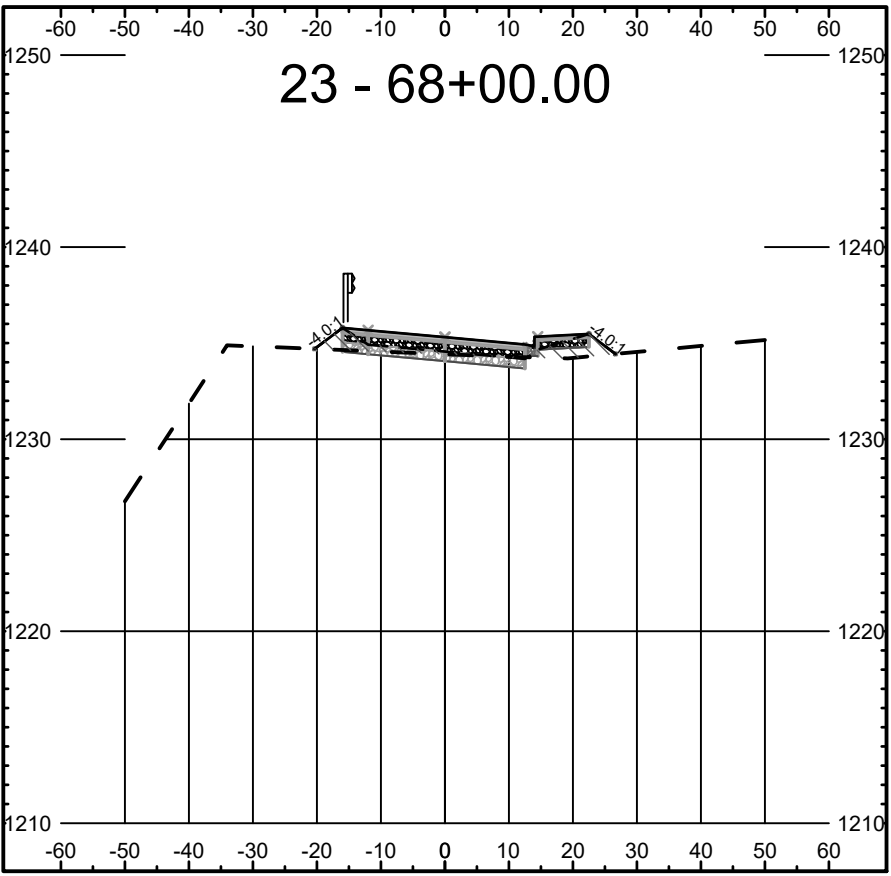
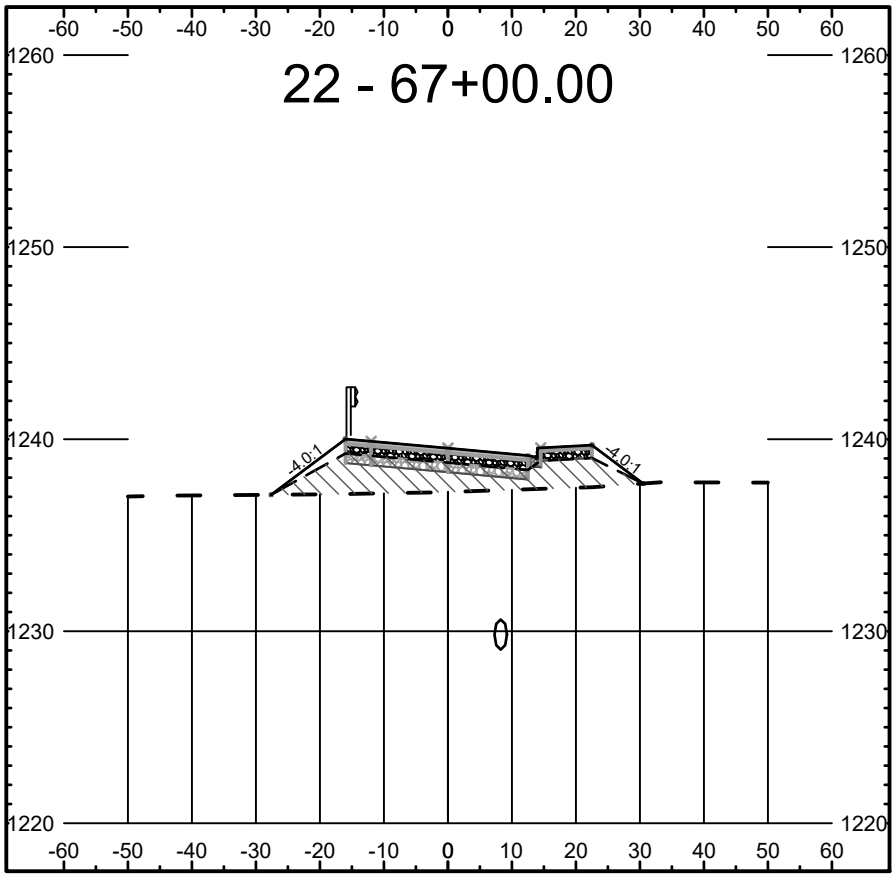
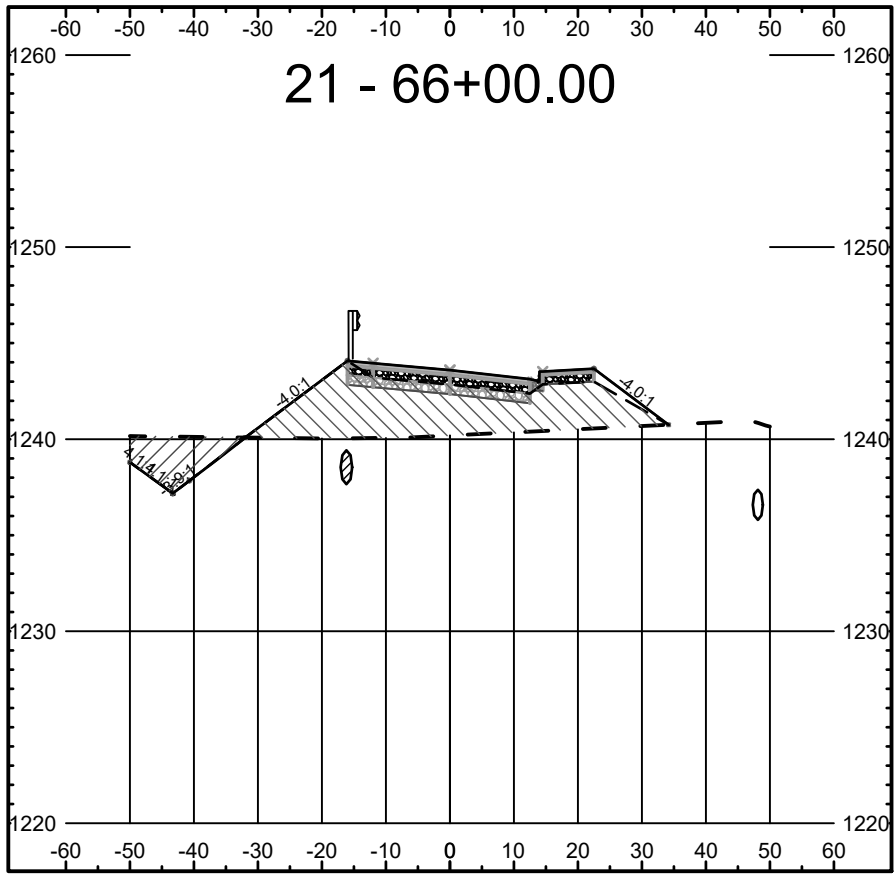
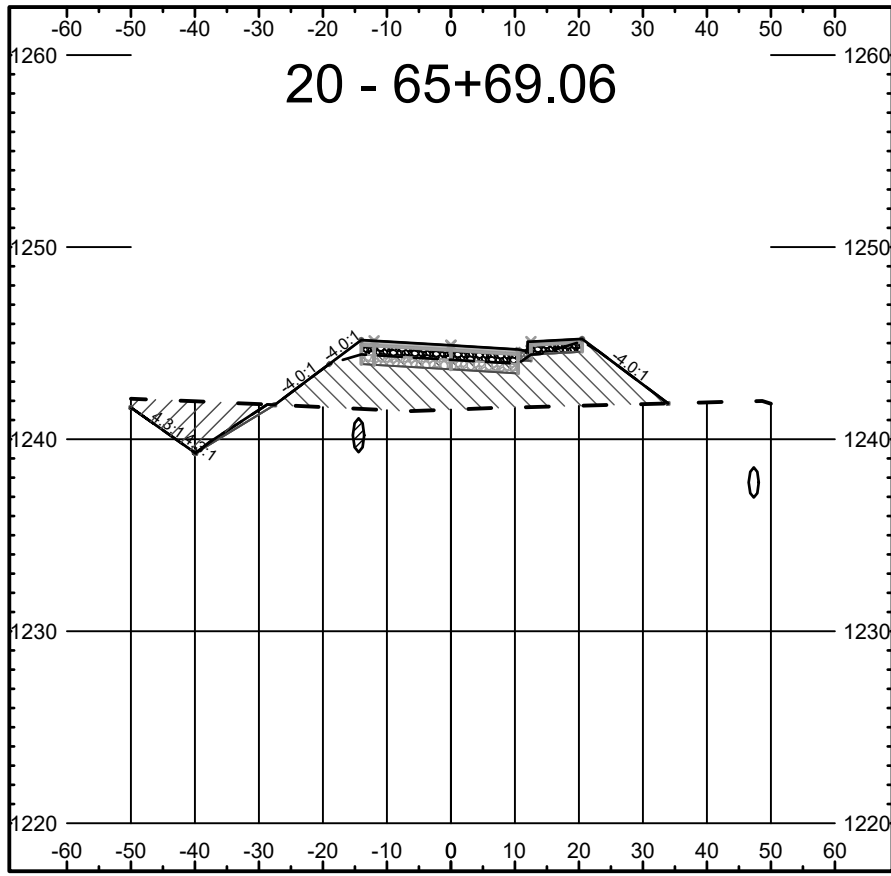
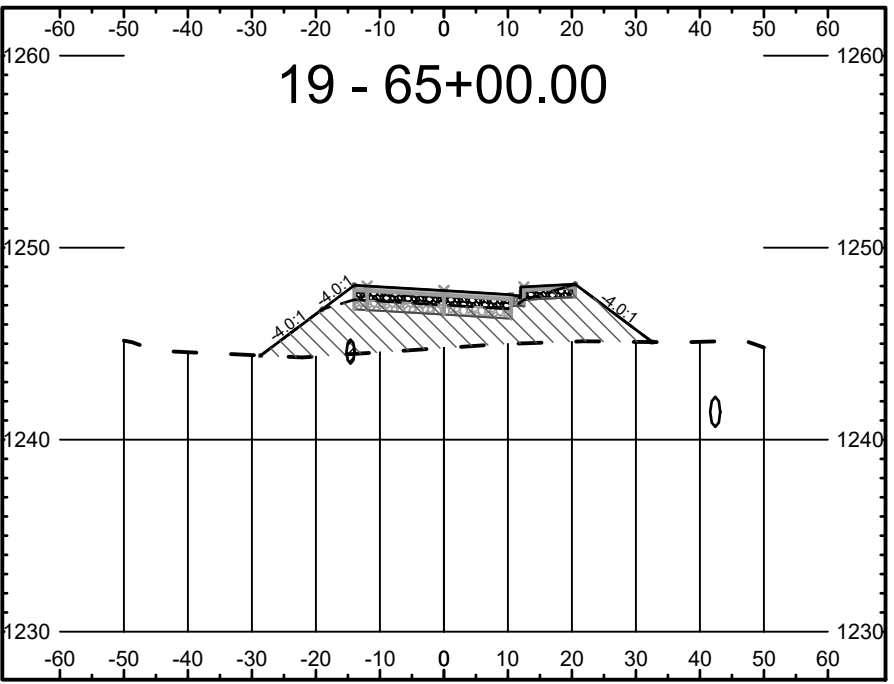
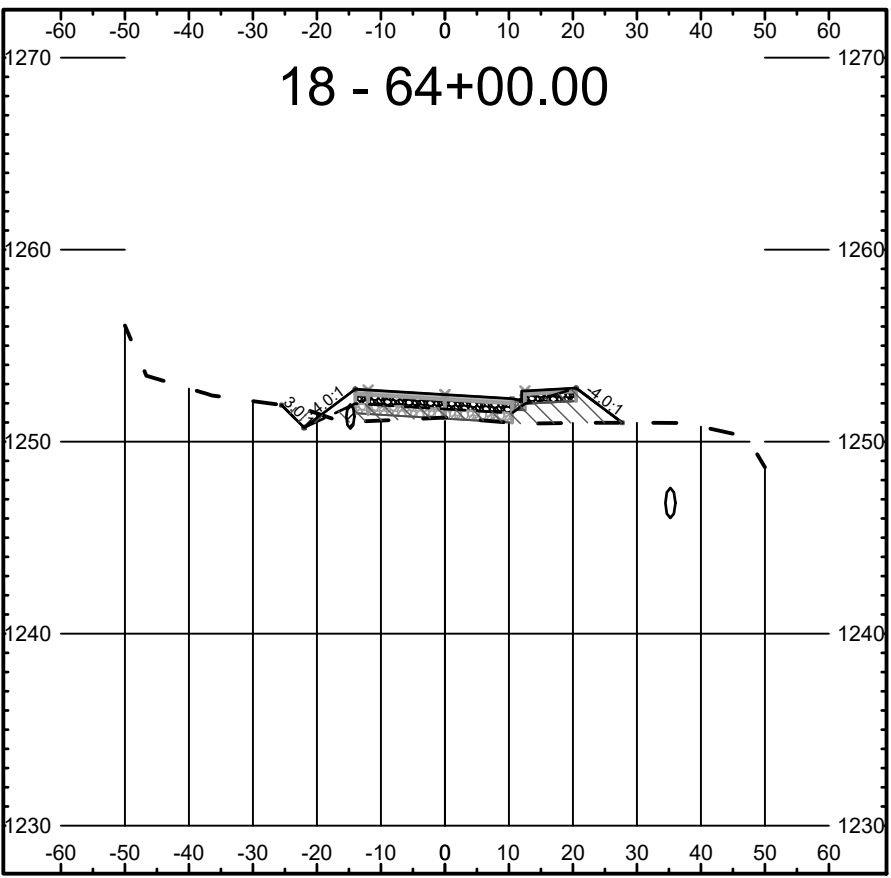
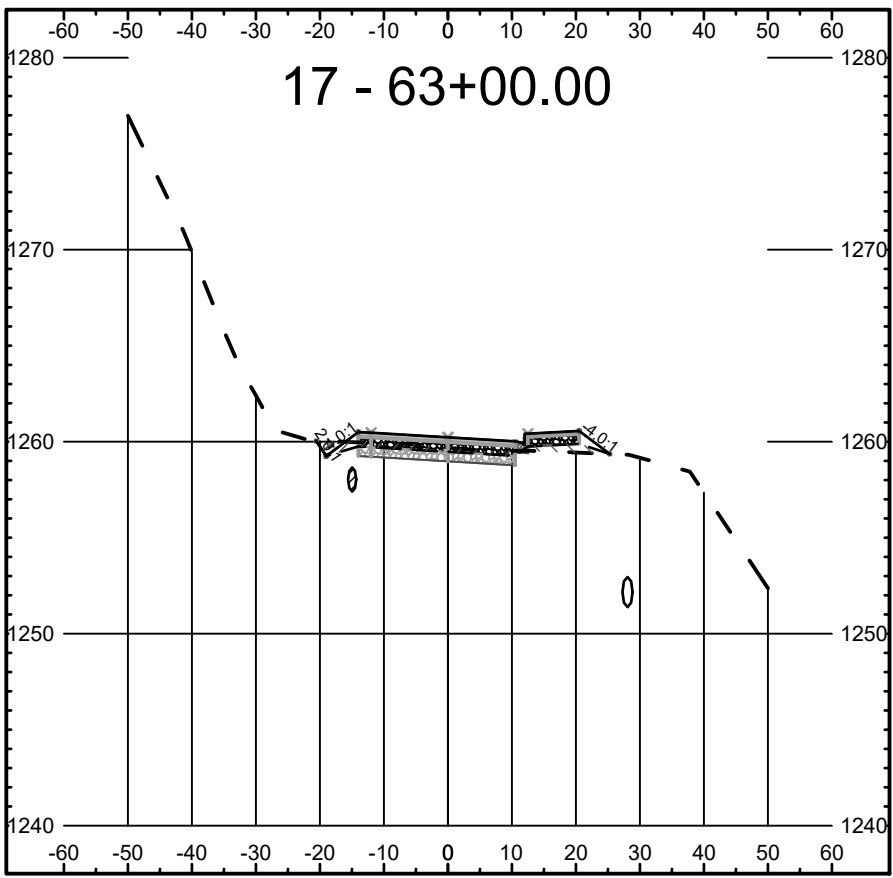
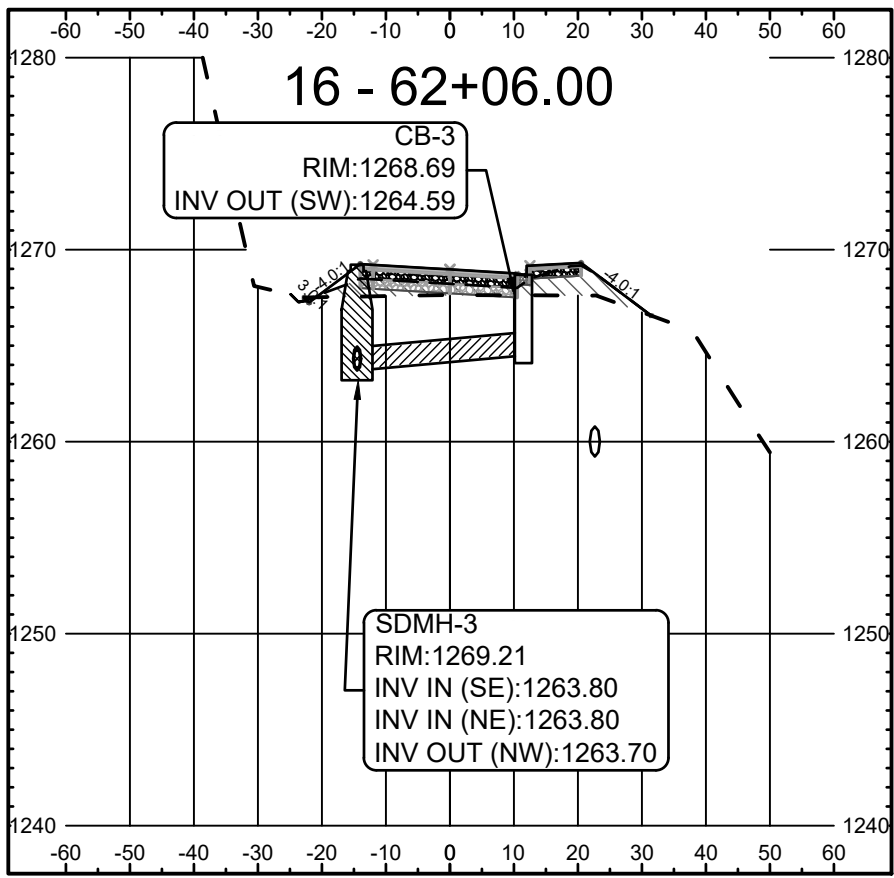
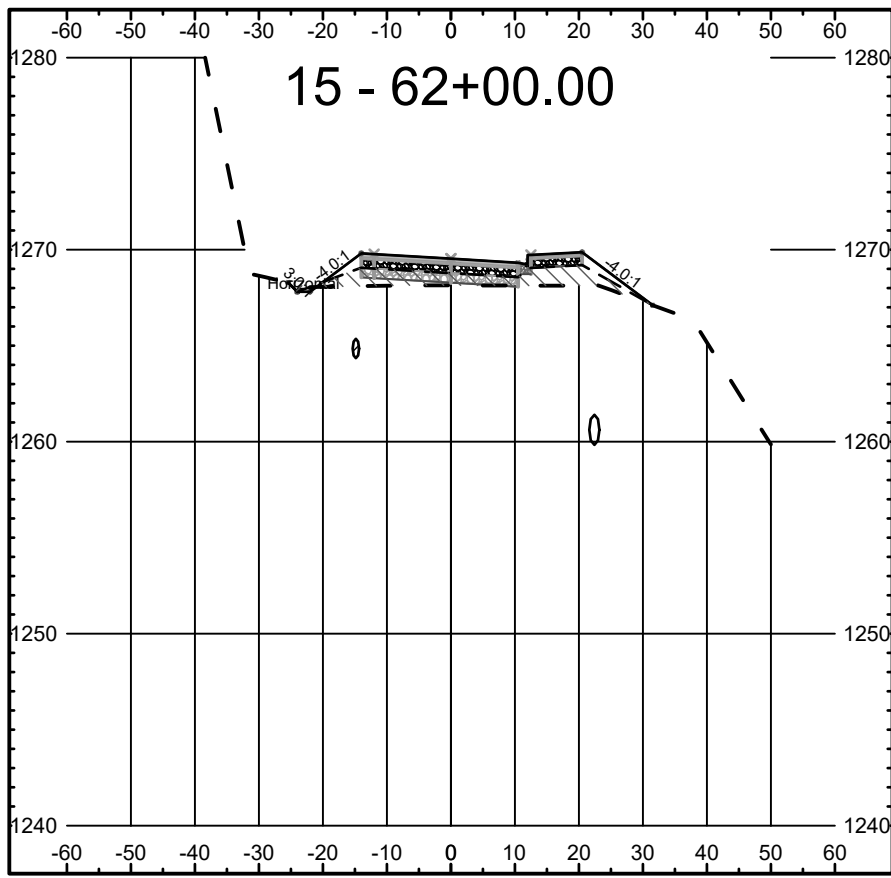
(208) 343-5033

SHEET

C6.4

Reviewed for Code Compliance
07/02/2025

Page 362 of 418



*Existing Ground vs. bottom of 6" - 3/4"(-) Base Rock

Total Volume Table *						
Station	Fill Area	Cut Area	Fill Volume	Cut Volume	Cumulative Fill Vol	Cumulative Cut Vol
50+00.00	0.00	0.00	0.00	0.00	0.00	0.00
51+00.00	33.04	43.68	60.83	81.47	60.83	81.47
52+00.00	0.00	35.19	61.43	144.35	122.26	225.82
53+00.00	0.02	23.03	0.03	104.70	122.29	330.52
54+00.00	13.80	5.88	24.97	52.64	147.26	383.16
55+00.00	18.46	15.99	59.63	39.90	206.89	423.06
55+06.00	21.46	15.35	4.44	3.48	211.32	426.54
56+00.00	11.63	0.49	57.59	27.57	268.92	454.11
57+00.00	64.95	0.00	141.80	0.89	410.71	455.00
58+00.00	42.67	0.00	199.17	0.00	609.89	455.00
58+56.00	49.08	0.00	95.09	0.00	704.98	455.00
59+00.00	57.92	0.00	87.19	0.00	792.17	455.00
60+00.00	49.61	0.00	199.12	0.00	991.28	455.00
61+00.00	43.50	0.13	172.67	0.24	1163.95	455.24
62+00.00	34.46	0.61	144.62	1.36	1308.57	456.60
62+06.00	38.49	0.49	8.11	0.12	1316.68	456.72
63+00.00	3.92	8.67	73.95	15.91	1390.63	472.63
64+00.00	36.56	3.47	74.96	22.47	1465.59	495.10
65+00.00	124.87	0.00	298.96	6.43	1764.55	501.53
65+69.06	138.77	30.69	337.18	39.25	2101.73	540.77
66+00.00	148.88	31.25	163.62	44.57	2265.35	585.34
67+00.00	77.81	0.00	422.45	85.28	2687.80	670.62
68+00.00	18.28	0.21	175.98	0.33	2863.78	670.96
69+00.00	6.74	7.28	44.55	13.44	2908.33	684.40
70+00.00	19.64	0.95	48.83	15.24	2957.17	699.63
71+00.00	7.55	5.98	50.34	12.83	3007.50	712.47
72+00.00	1.02	26.64	15.87	60.40	3023.37	772.87
73+00.00	0.00	74.97	2.14	195.31	3025.51	968.18

Reviewed for Code Compliance
07/02/2025

ENGINEER

REGISTERED

#2102

DATE OF EXPIRATION

6/19/25

LAND SURVEYOR

REGISTERED

#2102

DATE OF EXPIRATION

6/19/25

THE ESTATES AT CANYON CREST

18TH STREET / NORTH ACCESS ROUTE

X-SECTIONS

RPL DEVELOPMENT, LLC

LEWISTON, IDAHO

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.

23020 Penny Lane, Meridian, Idaho 83455

(208) 643-5033

SHEET

C6.5

REVISION

DESCRIPTION

CHECKED

APPRO.

REV

DATE

DESCRIPTION

CHECKED

APPRO.

B

04-24-25

Revised as per City Review Comments dated 03-27-2025

C

06-26-25

Revised as per City Review Comments dated 05-14-2025

D

06-03-25

Revised as per P&I Severance/Blum Schmidt 5/30/25 email correspondence

E

06-03-25

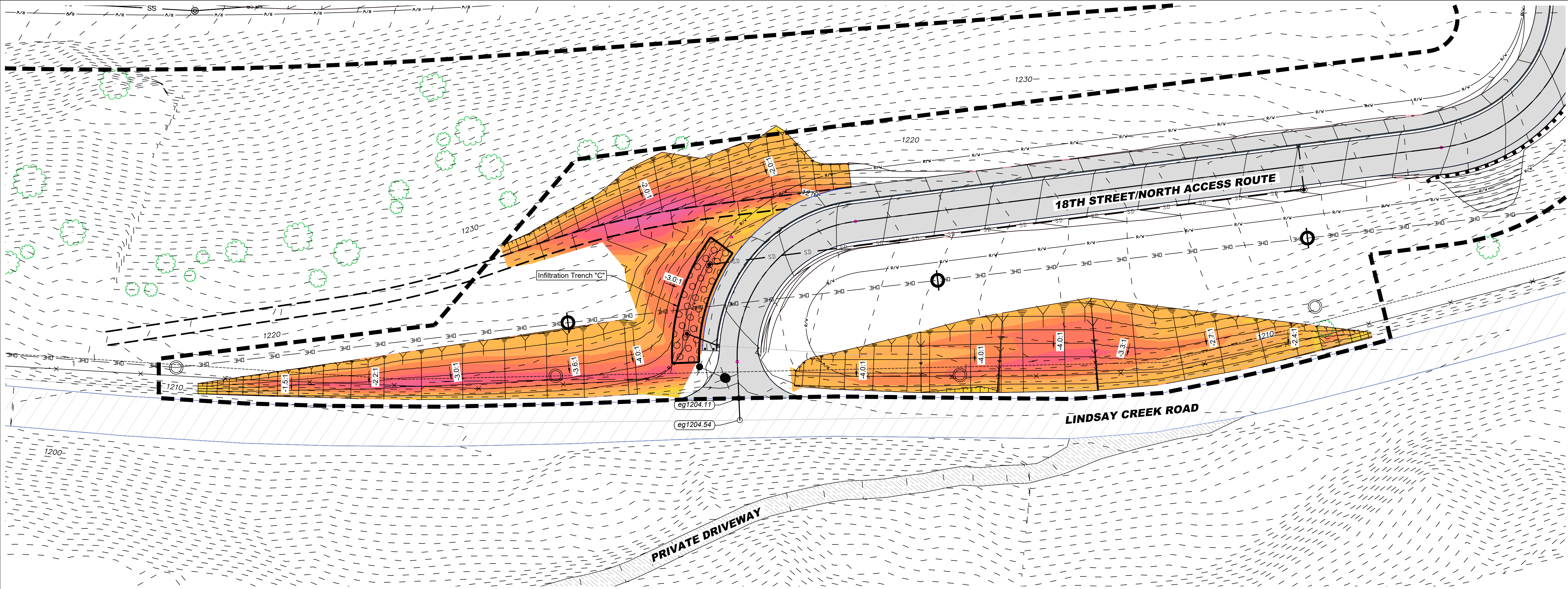
Revised Storm Sewer System & South Ditch Line Collection System

F

06-18-25

Revised as per P&I Severance 6/12/25 email correspondence

Page 363 of 418



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Lindsay Cr Rd Slopes EG vs FG.1	1.000	1.000	30964.66 Sq. Ft.	2442.05 Cu. Yd.	3.03 Cu. Yd.	2439.03 Cu. Yd.<Cut>
Totals			30964.66 Sq. Ft.	2442.05 Cu. Yd.	3.03 Cu. Yd.	2439.03 Cu. Yd.<Cut>

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-8.00	-7.00	8.59	■
2	-7.00	-6.00	310.53	■
3	-6.00	-5.00	647.44	■
4	-5.00	-4.00	2191.82	■
5	-4.00	-3.00	5709.97	■
6	-3.00	-2.00	6555.81	■
7	-2.00	-1.00	7187.08	■
8	-1.00	0.00	7794.72	■
9	0.00	1.00	557.11	■
10	1.00	2.00	1.60	■

Reviewed for Code Compliance
07/02/2025

REVISION
DESCRIPTION
DATE
LTR

CHECKED
APPD

DESIGNED AND SURVEYED
REGISTERED PROFESSIONAL ENGINEER
#2102
DATE OF DESIGN
6/19/25

SCALE
1"=30'
DRAWN BY
WEE
DATE
06-19-25
SHEET
CT

CHECKED BY
JSH
DATE
06-19-25
SHEET
CT

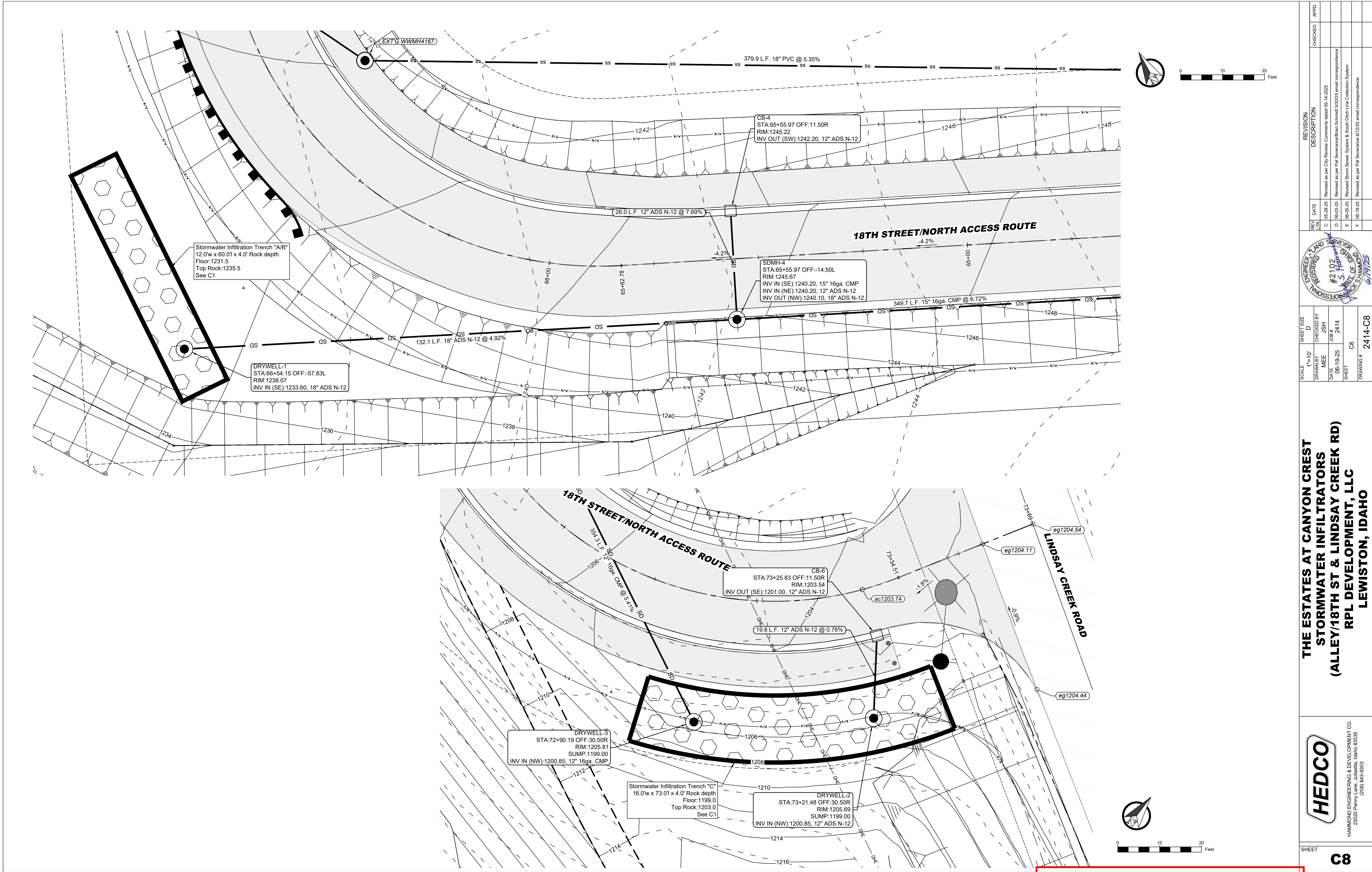
DRAWING #
2414-C7

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
LINDSAY CREEK ROAD INTERSECTION SLOPE GRADING
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Lewiston, Idaho 83505
(208) 843-5030

SHEET
C7



Reviewed for Code Compliance
07/02/2025

REVISION

DESCRIPTION

C

05-28-25

Revised as per City Review Comments dated 05-14-2025

REV

DATE

D

06-02-25

Revised as per Pat Severance/Blair Schmitt 5/30/25 email correspondence

APPD.

REVISION

DESCRIPTION

E

06-02-25

Revised Storm Sewer System & South Ditch Line Collection System

REV

DATE

F

06-18-25

Revised as per Pat Severance 6/17/25 email correspondence

ENGINEER

REGISTERED

PROFESSIONAL

#2102

S. HAWKINS

STATE OF IDAHO

6/19/25

SCALE

1"=10'

DRAWN BY

WEE

UN

06-19-25

SHEET

C8

DRAWING #

2414-C8

THE ESTATES AT CANYON CREST

STORMWATER INFILTRATORS

(ALLEY/18TH ST & LINDSAY CREEK RD)

RPL DEVELOPMENT, LLC

LEWISTON, IDAHO

HEDCO

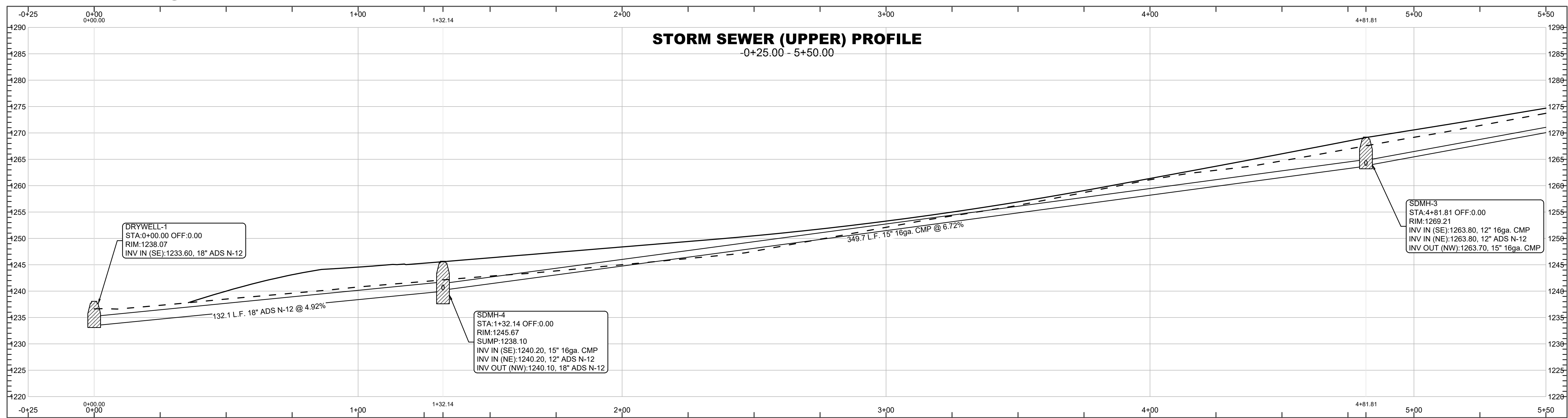
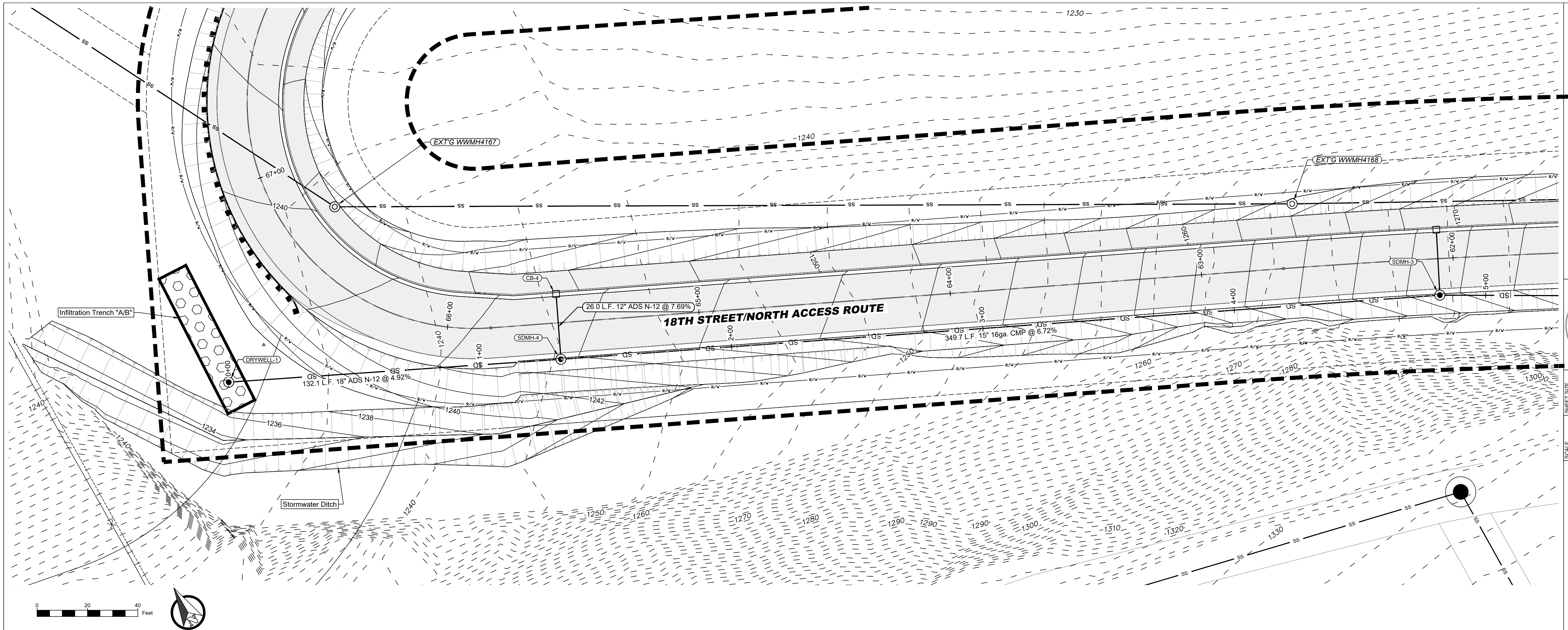
HAMMOND ENGINEERING & DEVELOPMENT CO.

23020 Penny Lane, Lewiston, Idaho 83505

(208) 843-5003

SHEET

C8



REV	DATE	DESCRIPTION	CHECKED	APPD.
B	04-08-25	Revised as per City Review Comments dated 03-27-2025		
C	06-26-25	Revised as per City Review Comments dated 05-14-2025		
D	06-02-25	Revised as per P41 Severance/Blum Schmidt 5/30/25 email correspondence		
E	06-05-25	Revised Storm Sewer System & South Ditch Line Collection System		
F	06-18-25	Revised as per P41 Severance 6/12/25 email correspondence		

DESIGNED BY
#2102
S. HAWKINS
DATE OF ISSUE
6/19/25

REGISTERED LAND SURVEYOR
STATE OF IDAHO
6/19/25

SCALE	SHEET SIZE	D	CHECKED BY	JSH	DATE	2025	2414
1"=20'	UN	06-19-25	CS-1	2414			

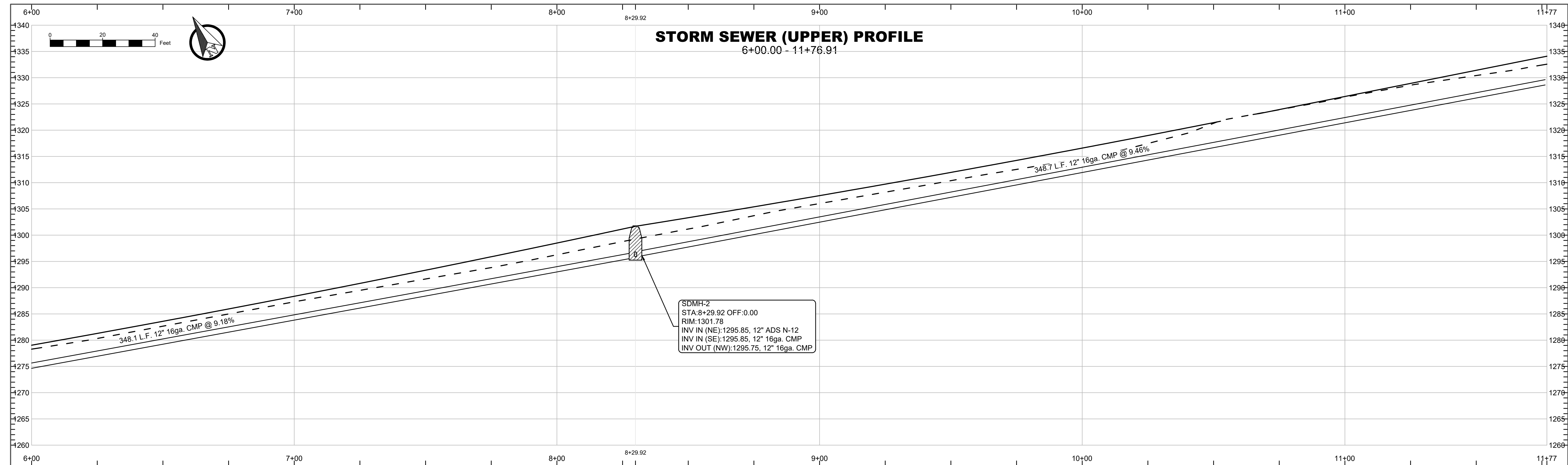
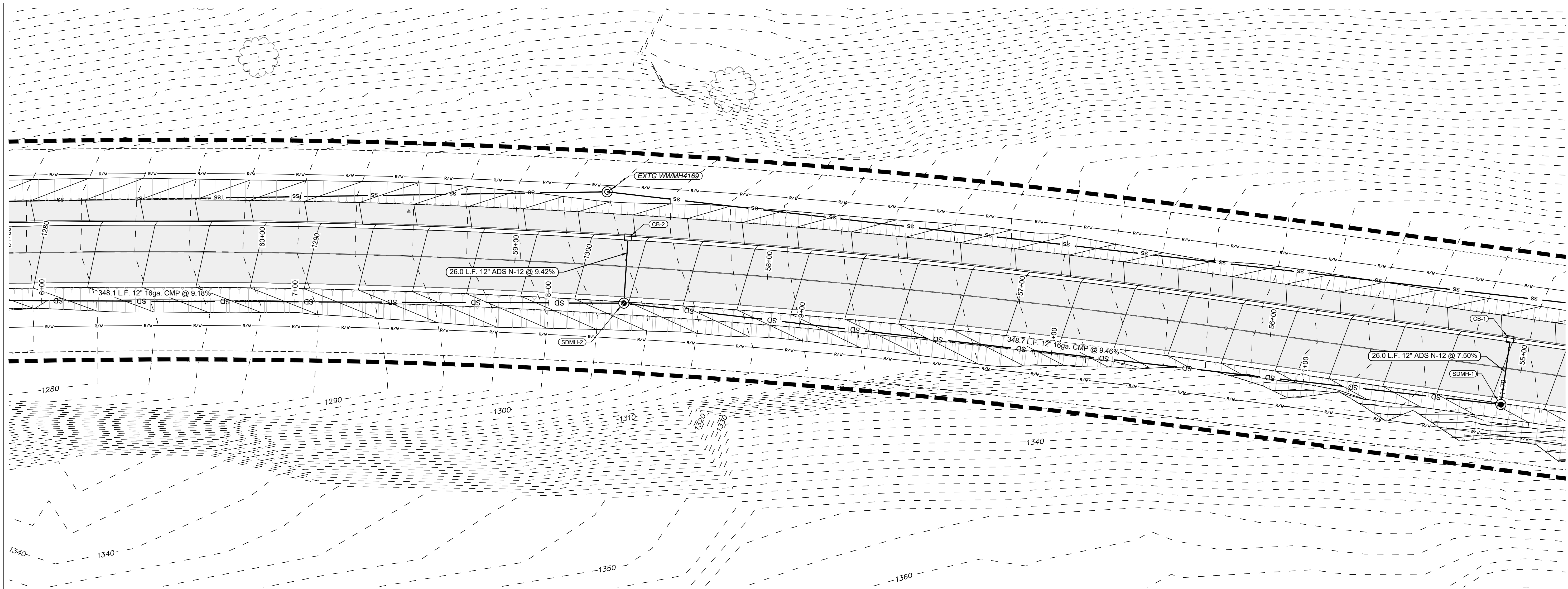
THE ESTATES AT CANYON CREST
18TH STREET / NORTH ACCESS ROUTE
STORM SEWER PLAN & PROFILE
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Boise, Idaho 83725
(208) 343-5003

SHEET **C9.1**

Reviewed for Code Compliance
07/02/2025



REVISION		DESCRIPTION	CHECKED	APPD.
REV	DATE			
LTR				
B	04-08-25	Revised as per City Review Comments dated 03-27-2025		
C	06-26-25	Revised as per City Review Comments dated 05-14-2025		
D	06-02-25	Revised as per P&I Severance/Brian Schmidt 5/30/25 email correspondence		
E	06-05-25	Revised Storm Sewer System & South Ditch Line Collection System		
F	06-12-25	Revised as per P&I Severance 6/12/25 email correspondence		

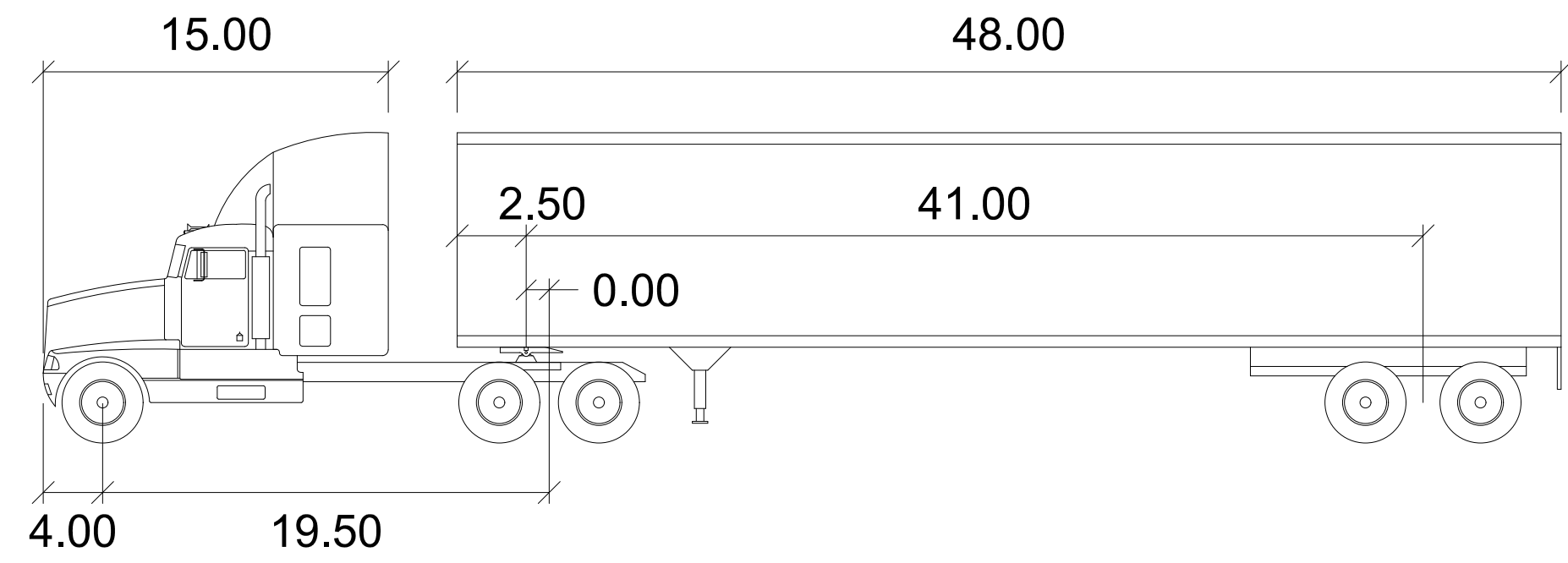
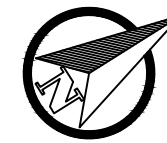
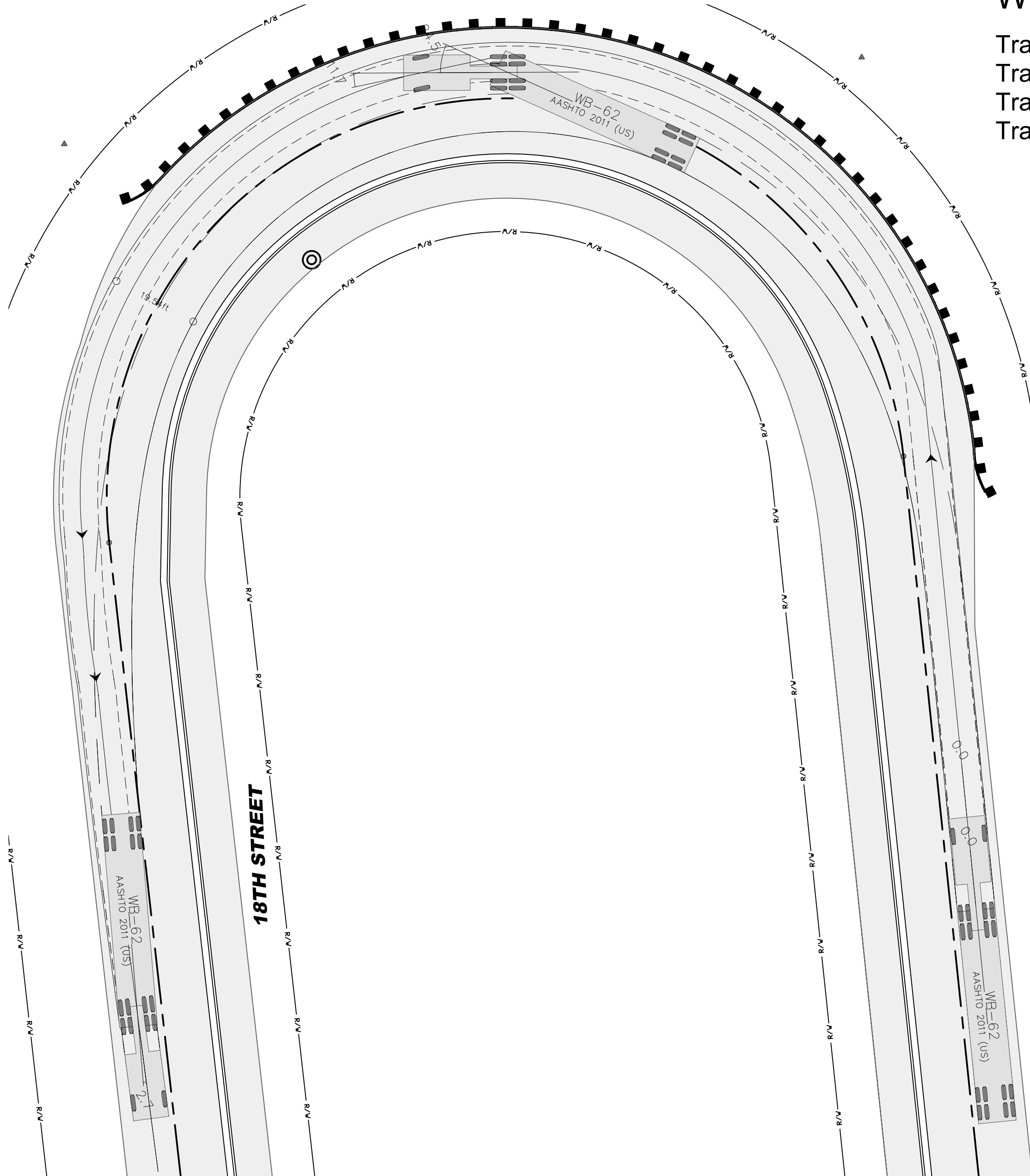
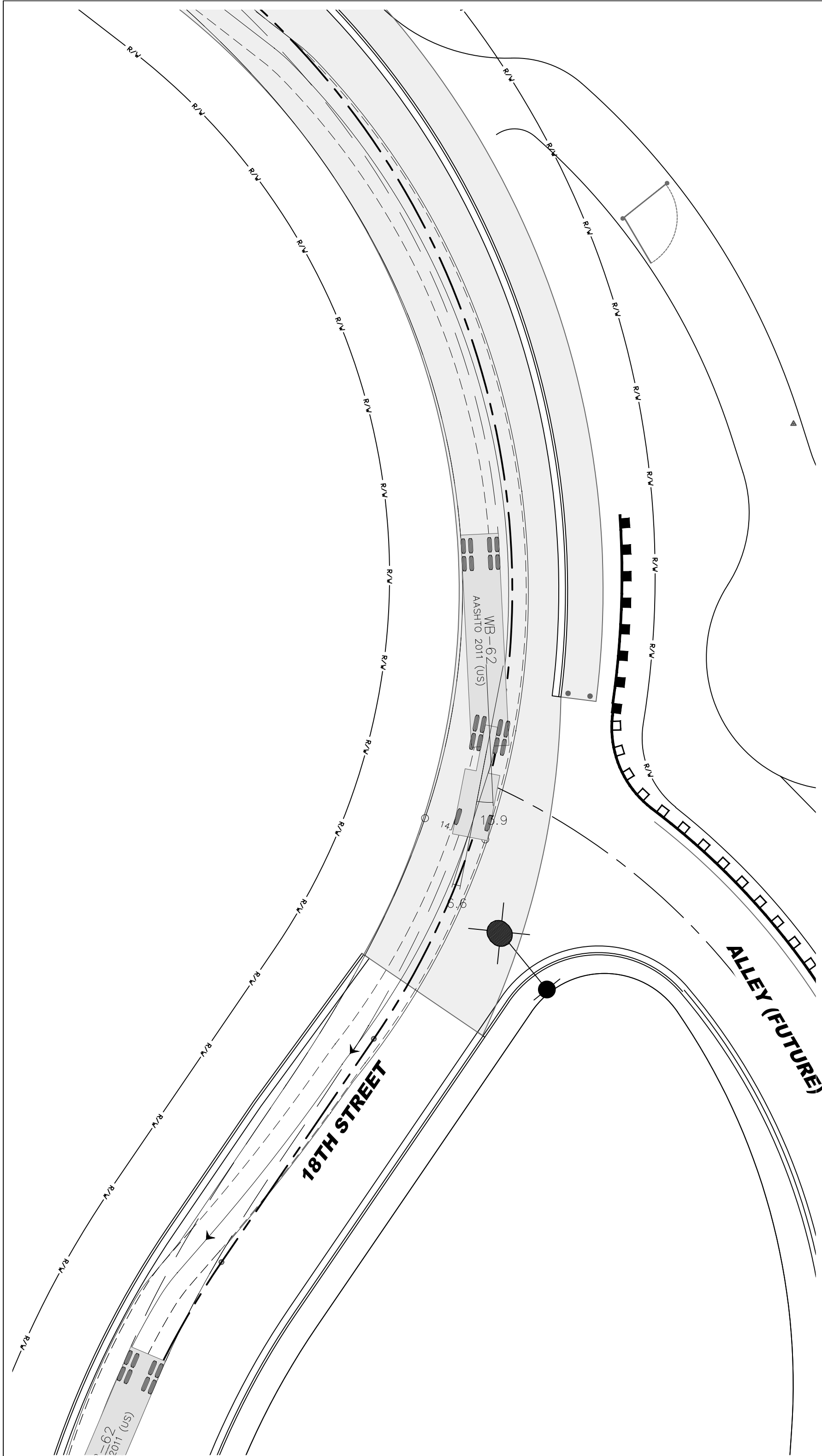
SCALE: 1"=20'
SHEET SIZE: D
DRAWN BY: WEE
CHECKED BY: JSH
DATE: 06-19-25
JOB: 2414
SHEET: C9.2
DRAWING #: 2414-C9.2

THE ESTATES AT CANYON CREST
18TH STREET / NORTH ACCESS ROUTE
STORM SEWER PLAN & PROFILE
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

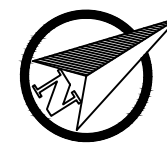
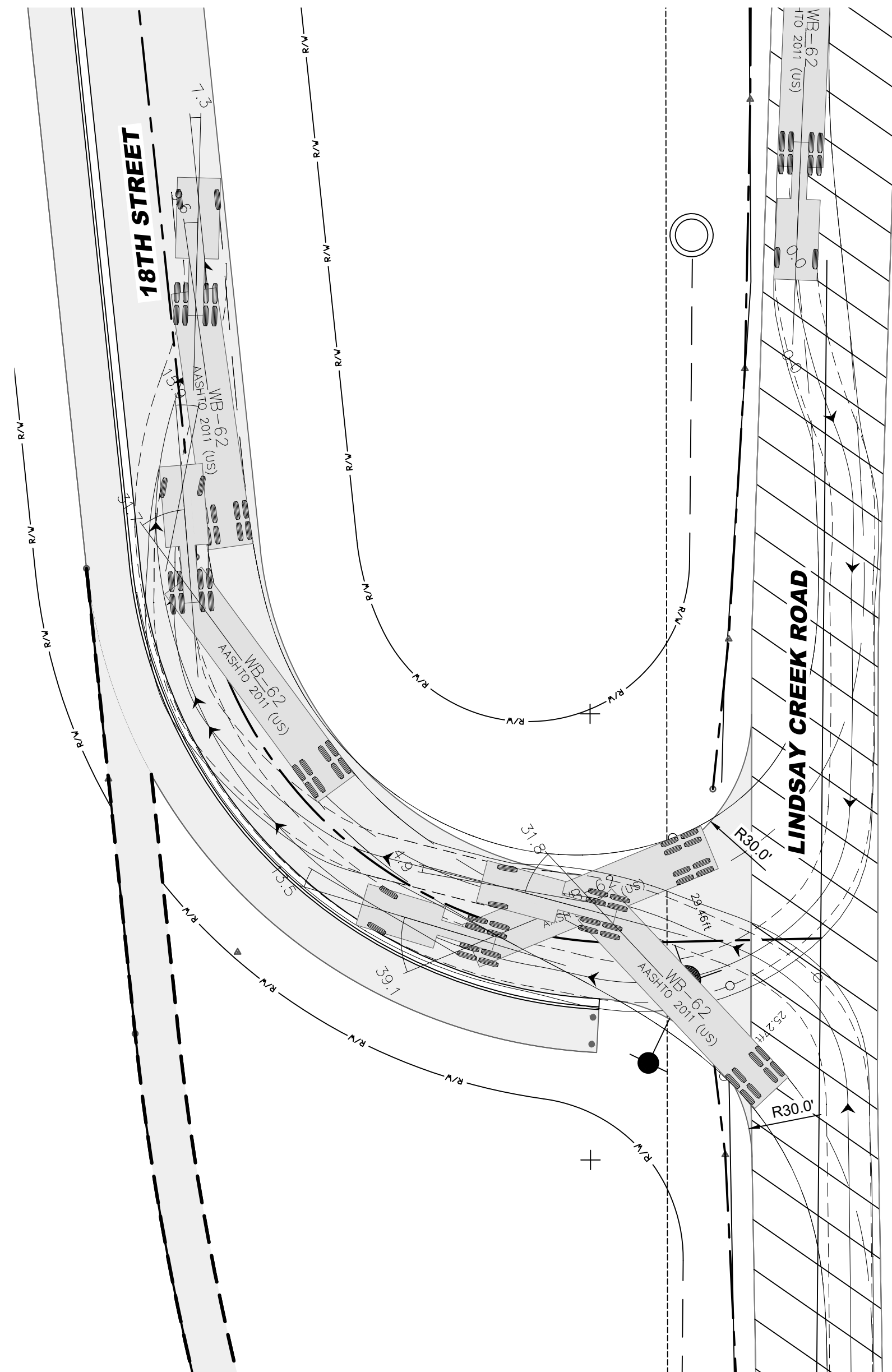
HEDCO
HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Meridian, Idaho 83455
(208) 643-5035

SHEET **C9.2**

Reviewed for Code Compliance
07/02/2025



WB-62	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



SCALE		SHEET SIZE	D	DRAWN BY		CHECKED BY	DATE		REVISION		DESCRIPTION		CHECKED		APPRO.	
1"=20'		D		MEE		JSH	06-19-25		C		Revised as per City Review Comments dated 05-14-2025					
2414		JOG		06-19-25		2414	D		D		Revised as per P&I Sovereign/Brian Schmitt 5/30/25 email correspondence					
C10		SHEET		06-19-25		2414	F		F		Revised as per P&I Sovereign 6/12/25 email correspondence					
2414-C10		DRAWING #														

ENGINEER

REGISTERED

#2102

DATE OF EXPIRATION

6/19/25

LAND SURVEYOR

REGISTERED

#2102

DATE OF EXPIRATION

6/19/25

THE ESTATES AT CANYON CREST

18th STREET - NORTH ACCESS ROUTE

TRUCK TURNING MOVEMENTS

RPL DEVELOPMENT, LLC

LEWISTON, IDAHO

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.

23020 Penny Lane, Lewiston, Idaho 83505

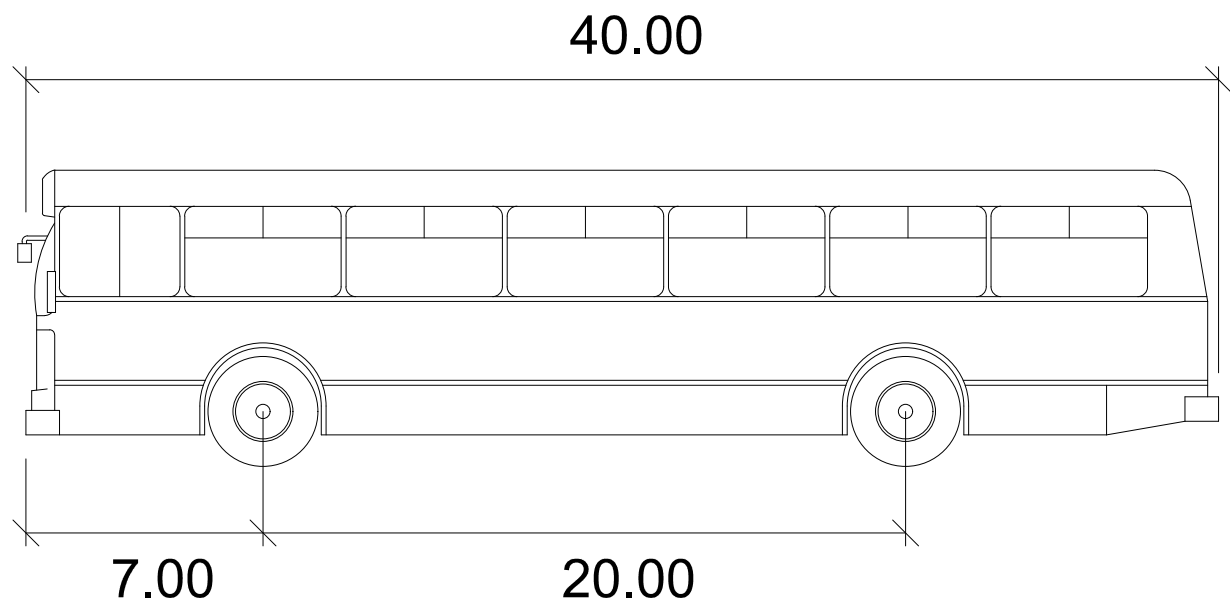
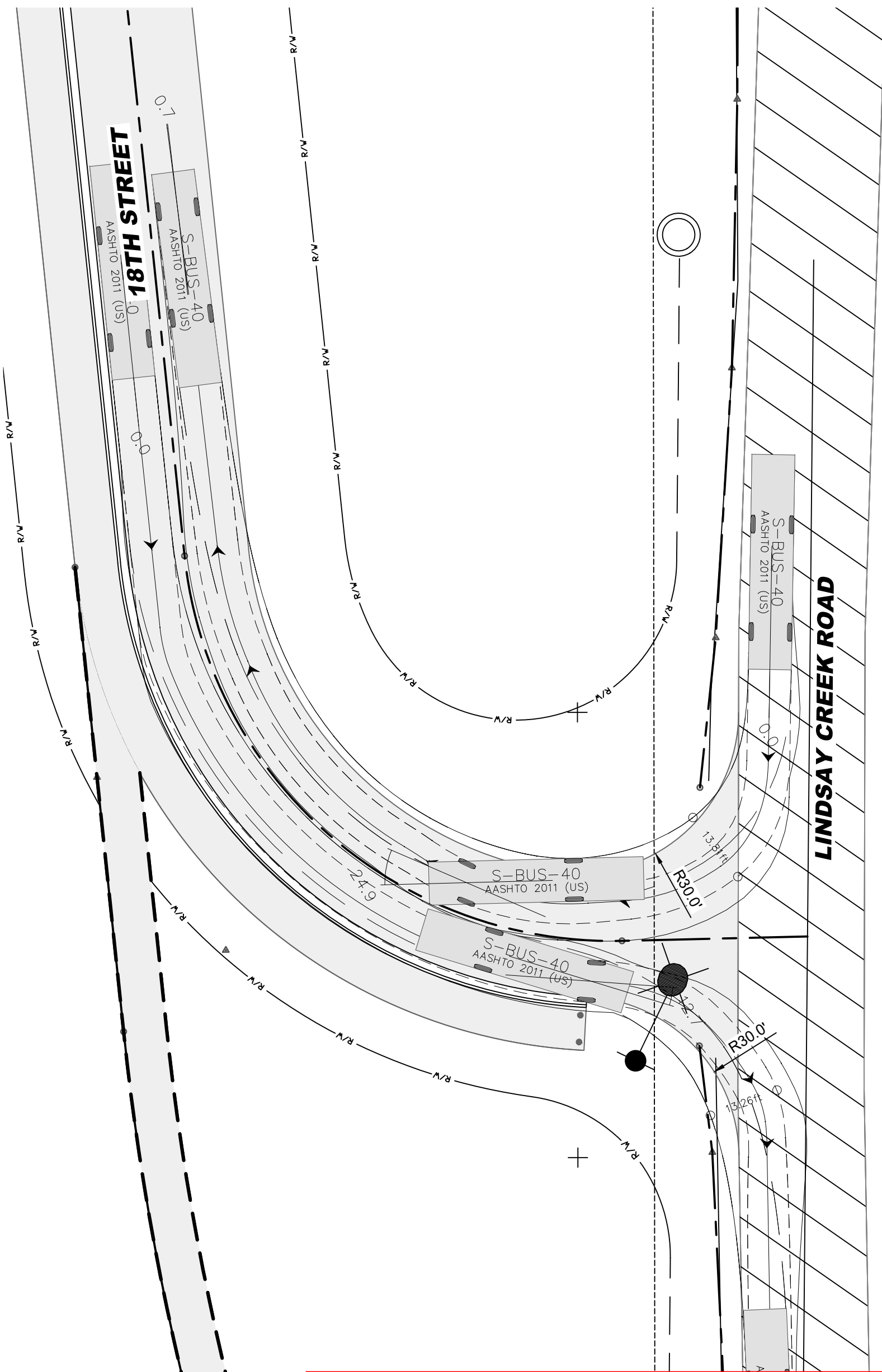
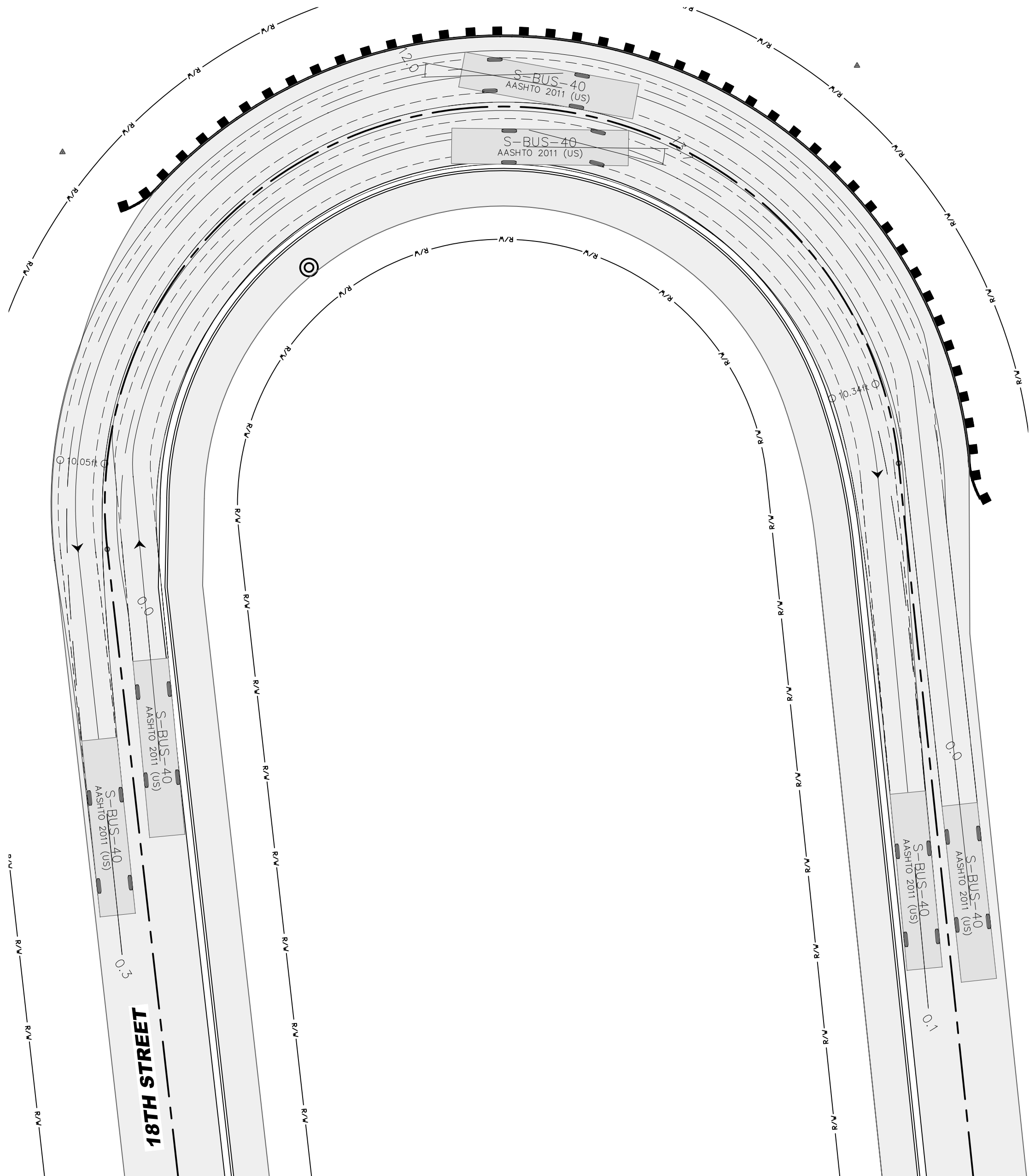
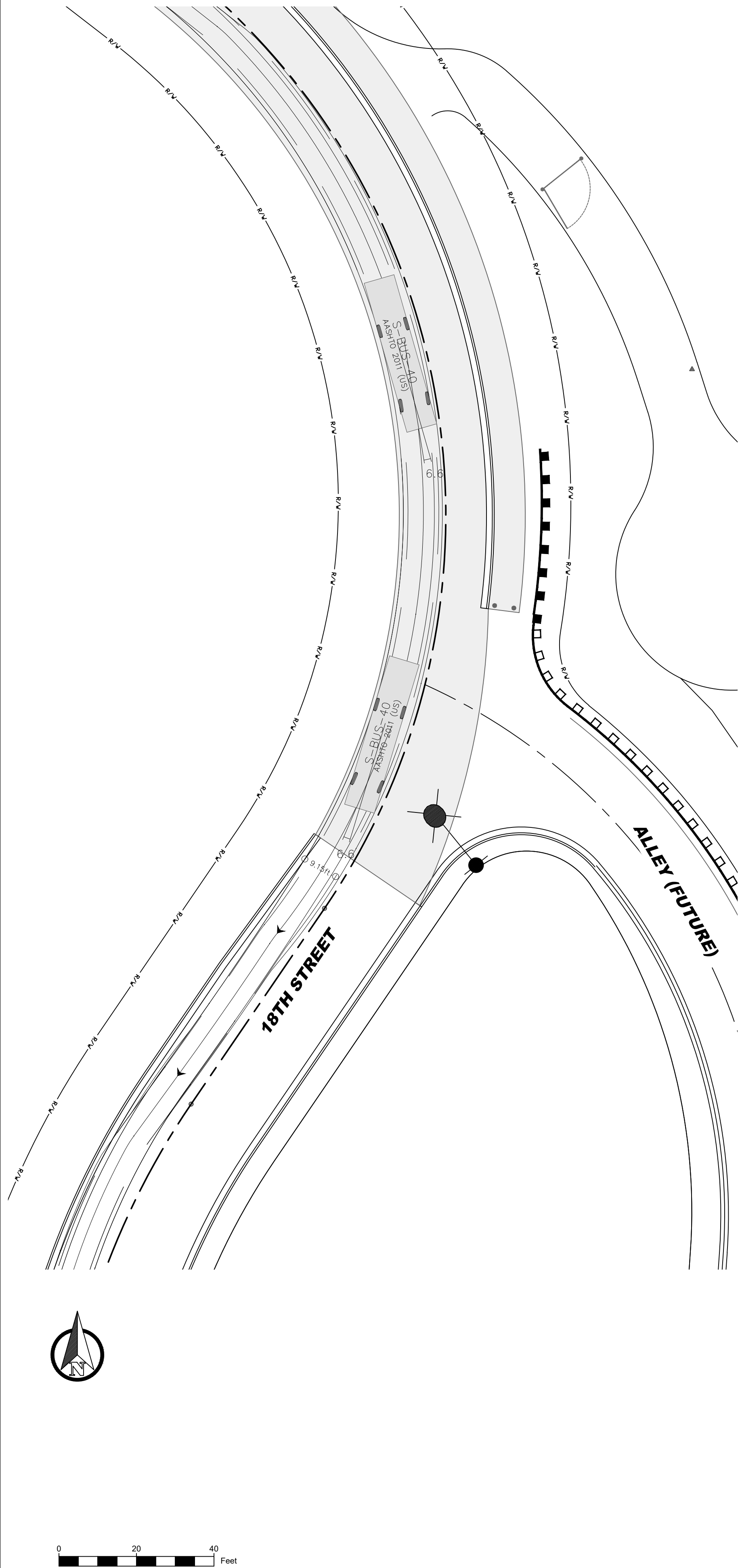
(208) 843-5035

SHEET

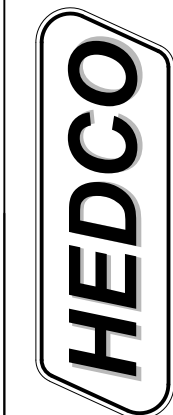
C10

Reviewed for Code Compliance
07/02/2025

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S-BUS-40
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 34.4



HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Suite 100, Meridian, Idaho 83455
(208) 643-5033

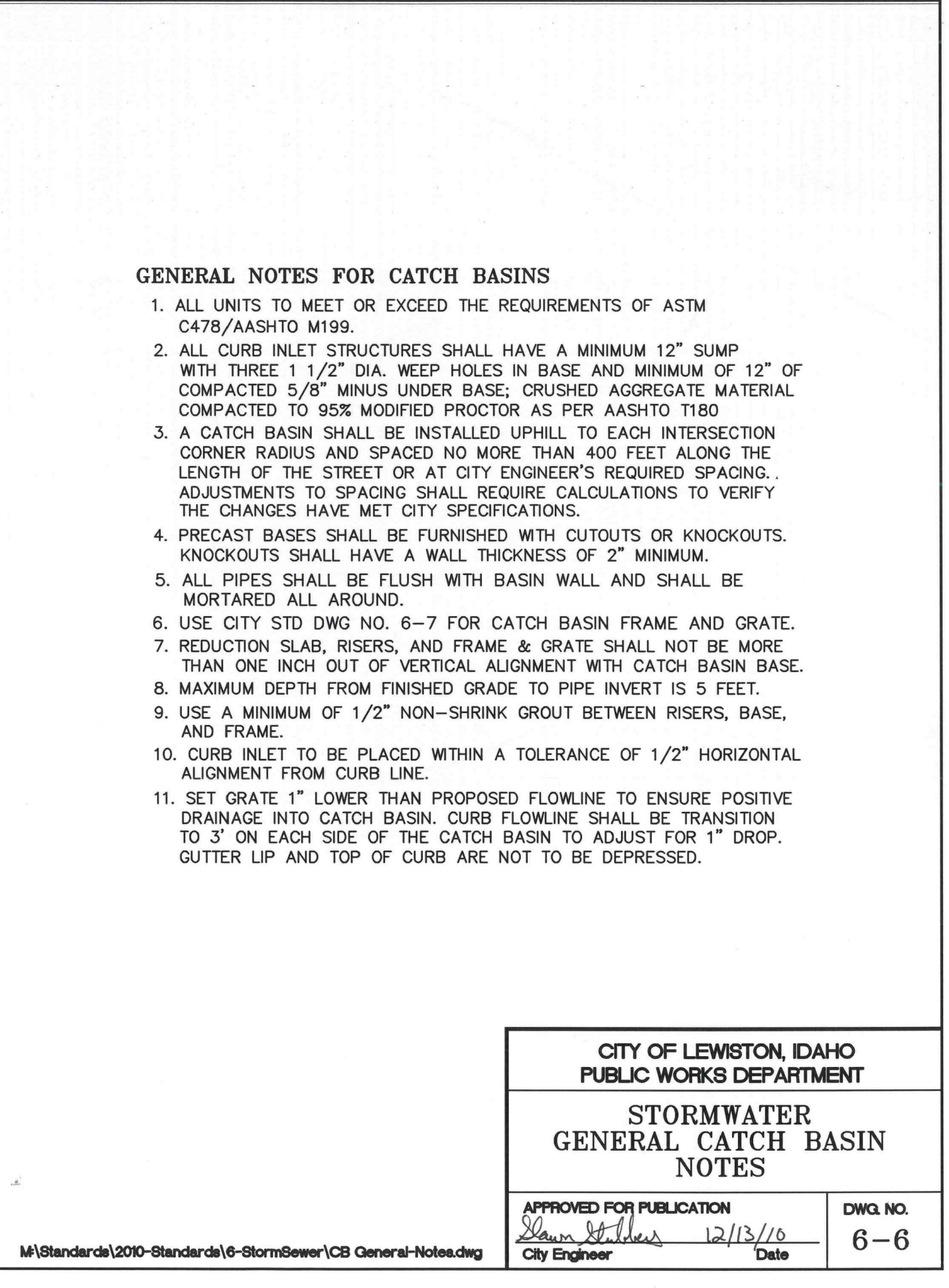
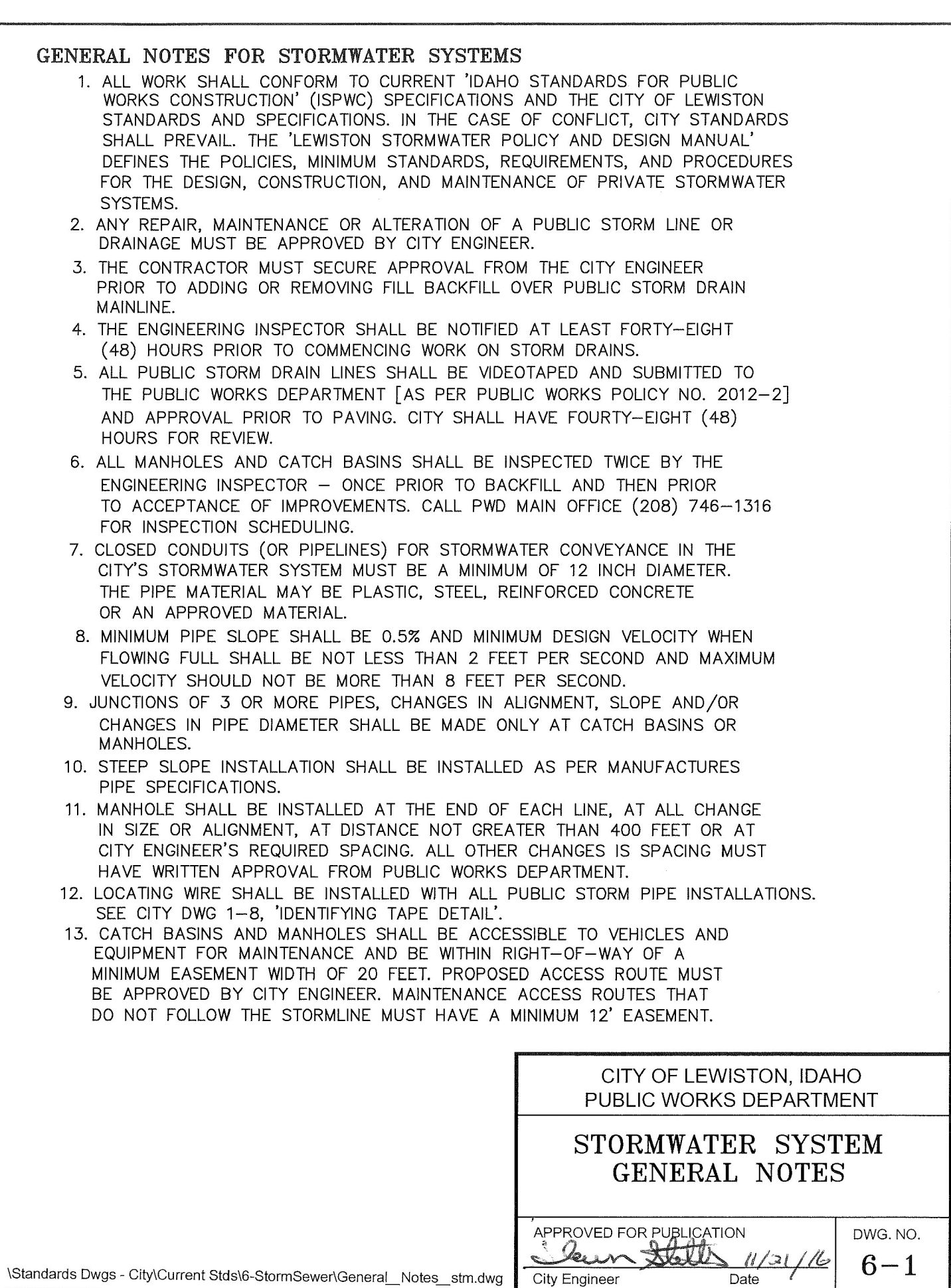
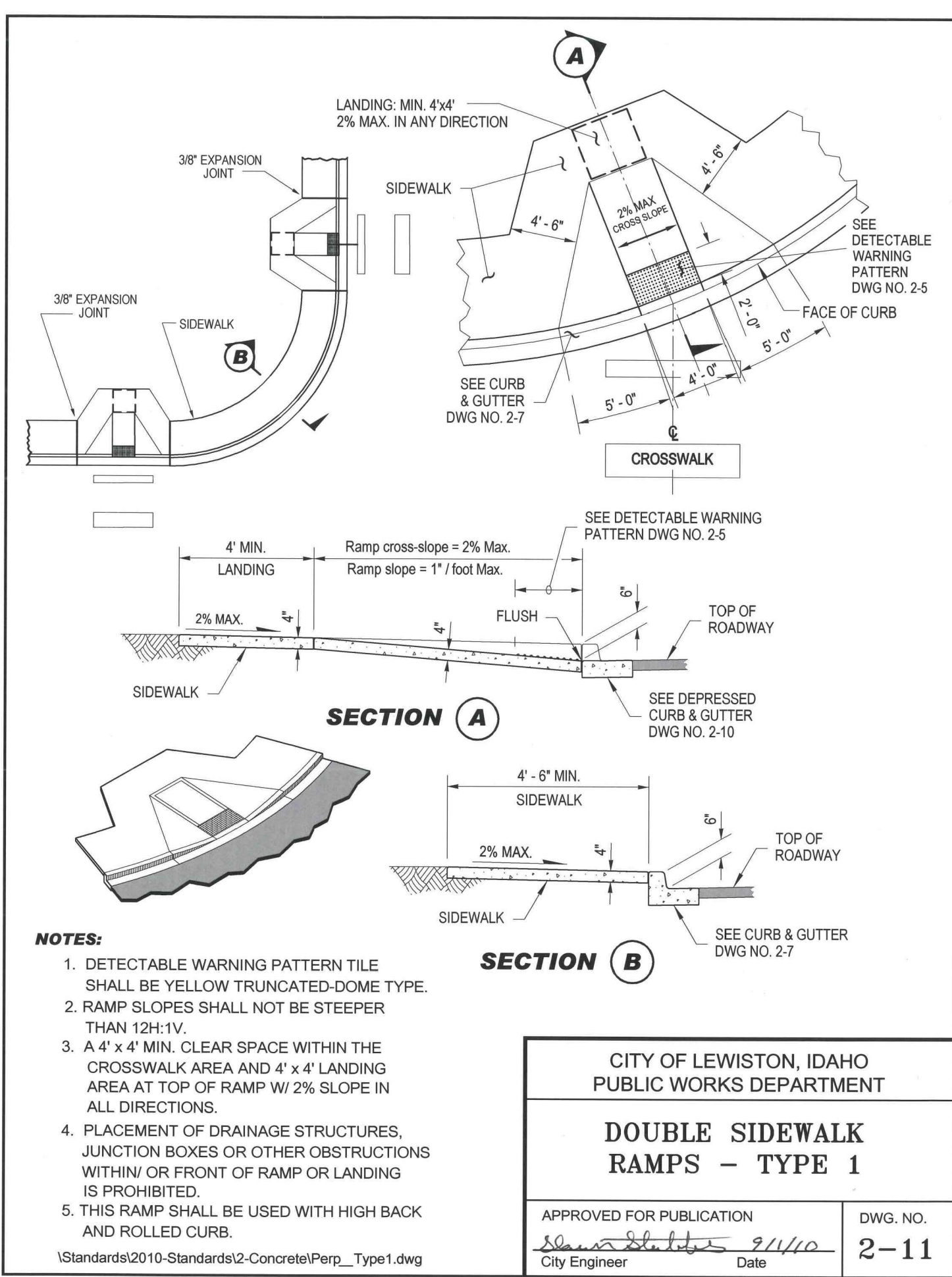
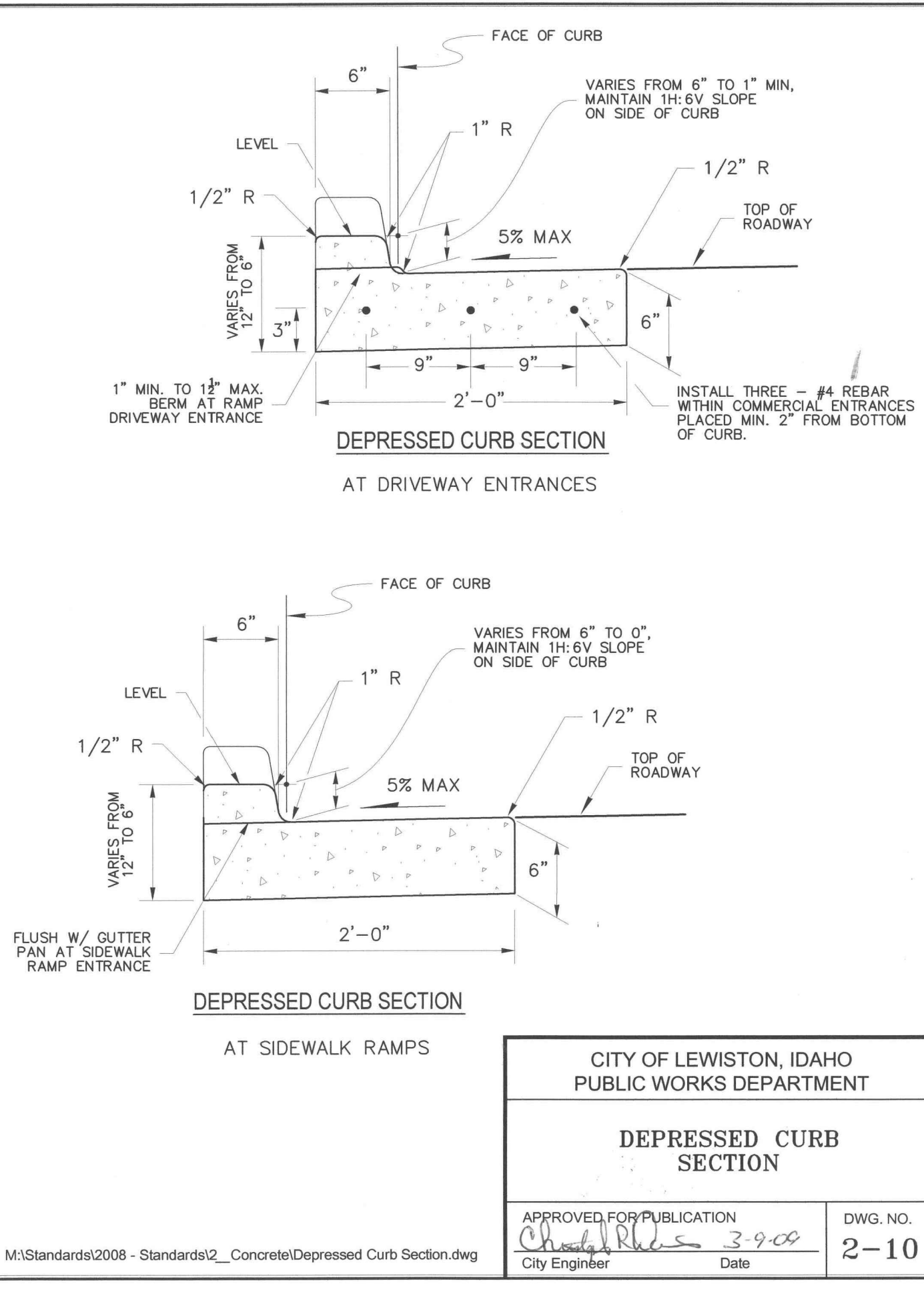
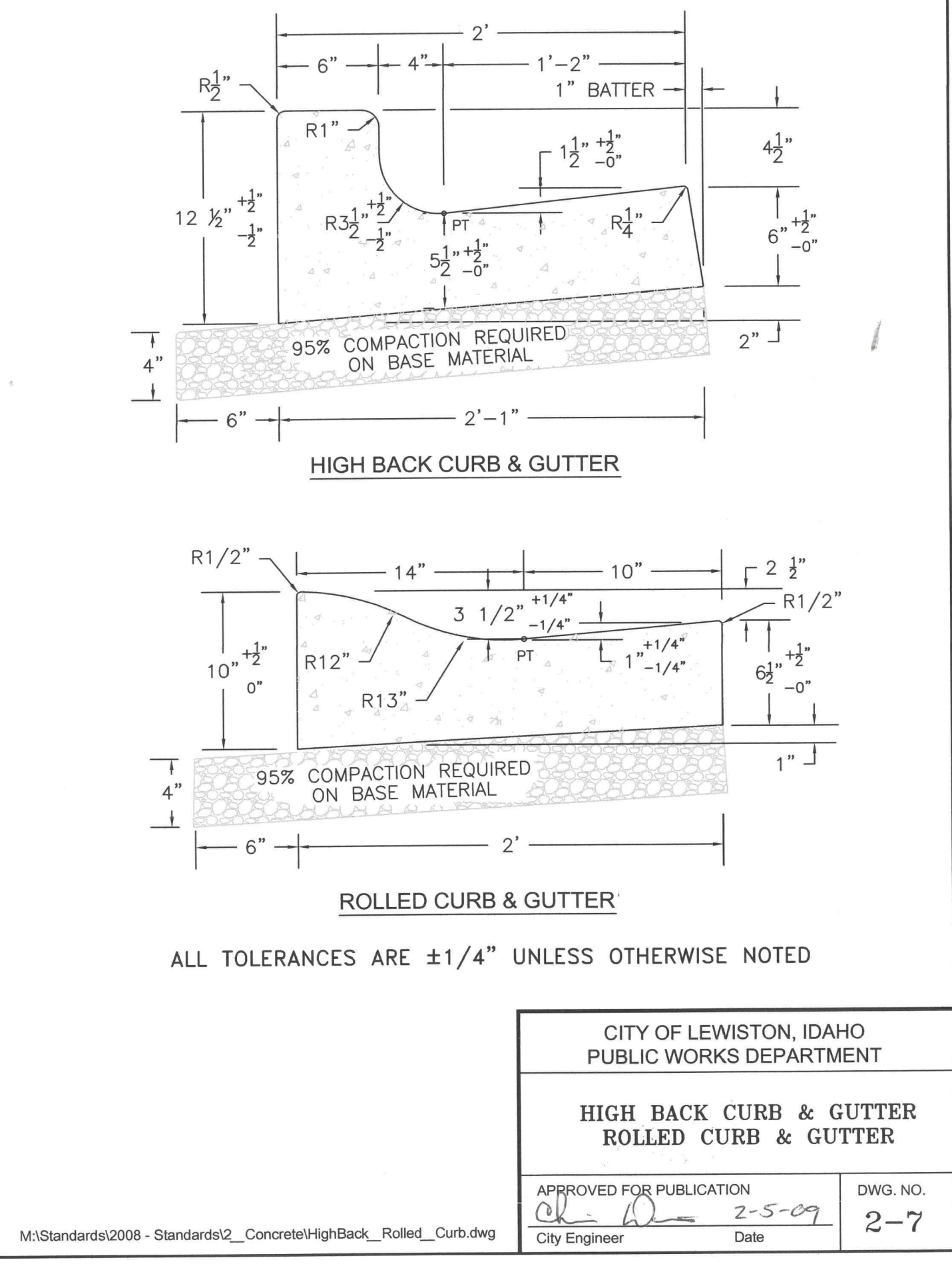
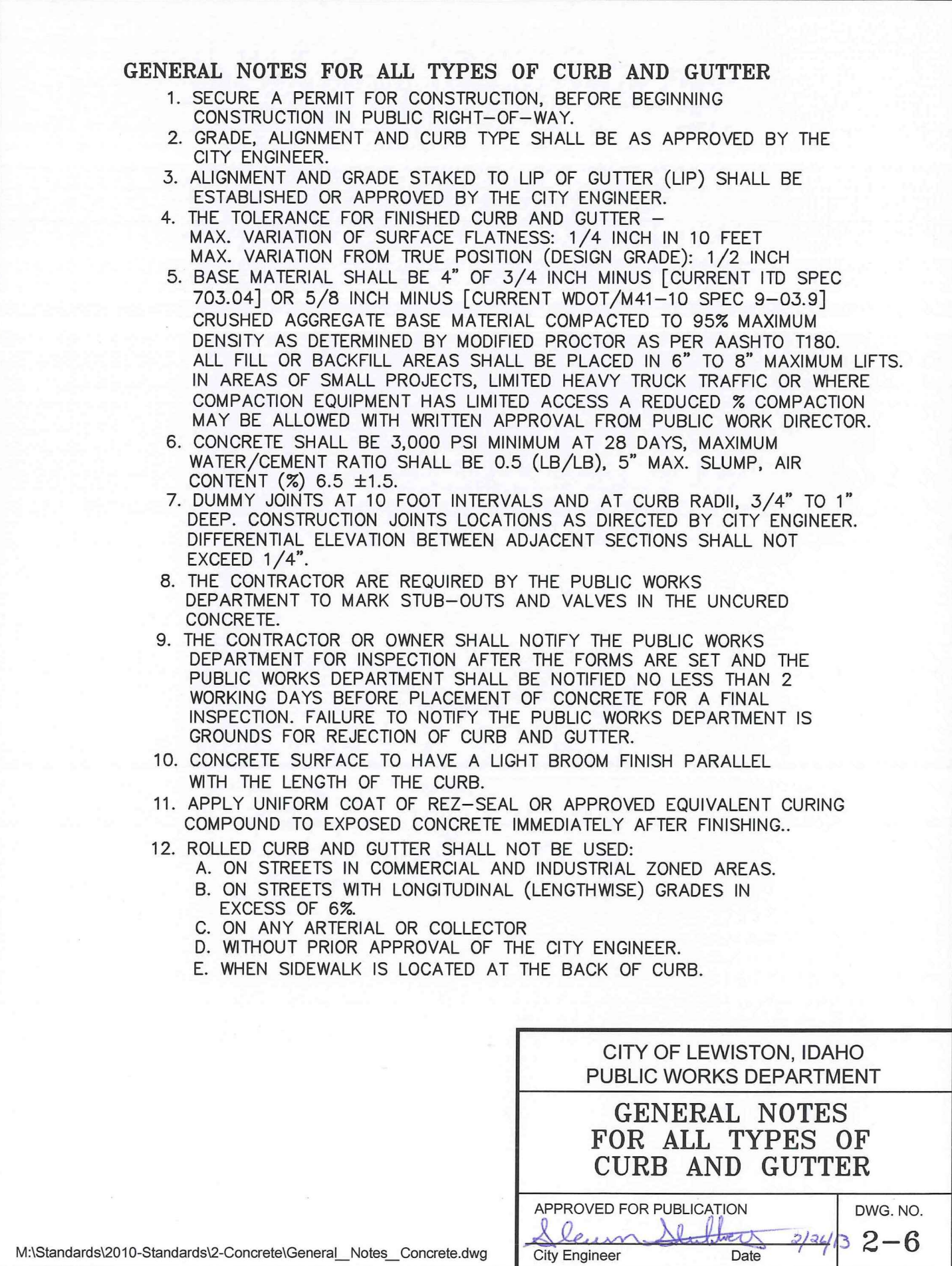
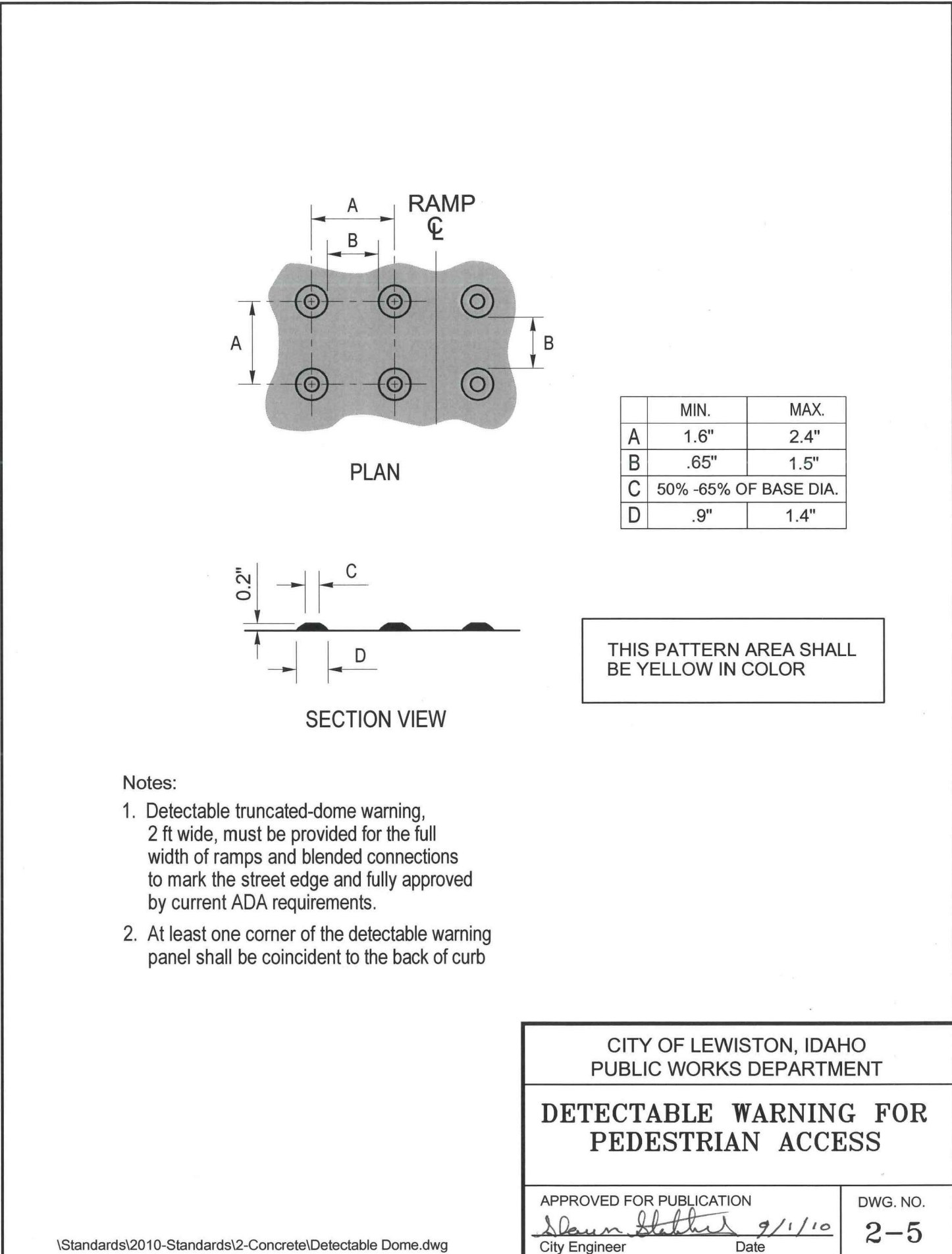
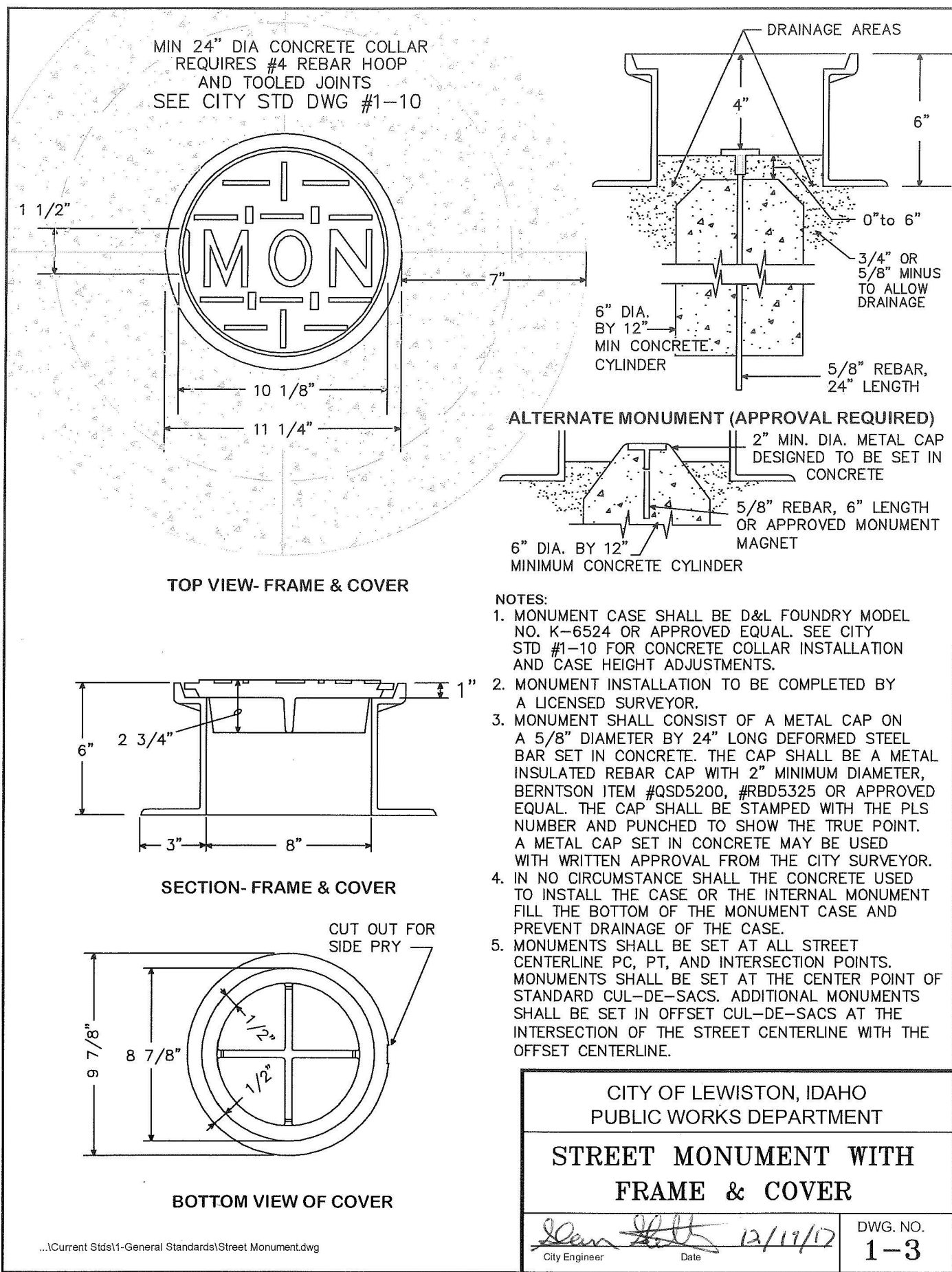
THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
SCHOOL BUS TURNING MOVEMENTS
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

SCALE	SHEET SIZE	D
1"=20'	ME	JSH
DATE	06-19-25	2414
SHEET	C11	
DRAWING #	2414-C11	



REV	DATE	DESCRIPTION	CHECKED	APPD.
C	05-28-25	Revised as per City Review Comments dated 05-14-2025		
D	06-05-25	Revised as per P&I Severance/Brian Schmitt 5/30/25 email correspondence		
F	06-12-25	Revised as per P&I Severance 6/12/25 email correspondence		

Reviewed for Code Compliance
07/02/2025



REVISION DESCRIPTION

CHECKED APPD.

DATE

REV. LTR.

SCALE

SHEET SIZE

D

DRAWN BY

WEE

DATE

06-19-25

JSH

2414

SHEET

C20.1

DRAWING #

2414-20.1

THE ESTATES AT CANYON CREST
18th STREET - NORTH ACCESS ROUTE
STANDARD DRAWINGS
RPL DEVELOPMENT, LLC
LEWISTON, IDAHO

HEDCO

HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Perry Lane, Meridian, Idaho 83645
(208) 643-5003

SHEET

C20.1

Reviewed for Code Compliance

07/02/2025



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE BID AWARD FOR IFB-26-014	AGENDA NO. VII. E. AGENDA DATE: July 27, 2026																				
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) On June 30, 2026, the City received three bids for the referenced project. All were responsive. The itemized bids, along with the Engineer's estimate, are provided in the attached Bid Tabulation. The average bid is \$701,474, which is 18% less than the Engineer's estimate of \$856,005. Public Works recommends awarding the bid to the lowest responsive bidder, McCall's Classic Construction of Clarkston, WA, with a total bid of \$599,862. McCall's Classic bid is 30% less than the Engineer's estimate. This project will construct curb, sidewalk, pedestrian ramps, and stormwater swales on the south side of Burrell Ave between Thain Road and 14th Street. Work will also include a pedestrian ramp to cross Burrell Ave at 13th St, crosswalk markings throughout the project area, and "No Parking" and "Share the Road" signs and markings on the south side of Burrell Ave.																					
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) Project design, construction, and administration is grant funded by both the Large Urban Carbon Reduction Program (Carbon) and the Transportation Alternatives Program (TAP). These grants require a 7.34% local match. Total project funding is \$1,087,402 (92.66%) federal and \$86,138 (7.34%) local match. There is adequate funding in the FY26 budget for this project. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #d4edda;"> <th style="width: 20%;">FUNDING</th> <th style="width: 20%;"></th> <th style="width: 20%;">Grant</th> <th style="width: 20%;">Local Match</th> <th style="width: 20%;">Total</th> </tr> </thead> <tbody> <tr> <td>Carbon Reduction</td> <td></td> <td style="text-align: right;">587,965</td> <td style="text-align: right;">46,575</td> <td style="text-align: right;">634,540</td> </tr> <tr> <td>TAP</td> <td></td> <td style="text-align: right;">499,437</td> <td style="text-align: right;">39,563</td> <td style="text-align: right;">539,000</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">1,087,402</td> <td style="text-align: right;">86,138</td> <td style="text-align: right;">1,173,540</td> </tr> </tbody> </table>		FUNDING		Grant	Local Match	Total	Carbon Reduction		587,965	46,575	634,540	TAP		499,437	39,563	539,000			1,087,402	86,138	1,173,540
FUNDING		Grant	Local Match	Total																	
Carbon Reduction		587,965	46,575	634,540																	
TAP		499,437	39,563	539,000																	
		1,087,402	86,138	1,173,540																	
ACTION PROPOSED																					

Staff recommends approving allowing the Mayor to execute the Construction Contract with McCall's Classic in the amount of \$599,862.

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

This Agreement is by and between City of Lewiston, an Idaho municipal corporation (“Owner”) and McCall’s Classic Construction (“Contractor”).

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1—WORK

- 1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: The construction of ADA compliant sidewalk, and pedestrian ramps along Burrell Ave in Lewiston, Idaho.

ARTICLE 2—THE PROJECT

- 2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: KN 24379 Burrell Ave. Sidewalk Infill, Thain Rd to 14th St

ARTICLE 3—ENGINEER

- 3.01 The Owner has retained HMH Engineering (“Engineer”) to act as Owner’s representative, assume all duties and responsibilities of Engineer, and have the rights and authority assigned to Engineer in the Contract.
- 3.02 The part of the Project that pertains to the Work has been designed by HMH Engineering.

ARTICLE 4—CONTRACT TIMES

- 4.01 *Time is of the Essence*
- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.
- 4.02 *Contract Times: Days*
- A. The Work will not start earlier than August 10th or later than September 8th. Work will be substantially complete within 39 working days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 15 working days after substantial completion.
- 4.05 *Liquidated Damages*
- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration

proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. *Substantial Completion:* Contractor shall pay Owner \$2,000 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.
2. *Completion of Remaining Work:* After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner \$2,000 for each day that expires after such time until the Work is completed and ready for final payment.
3. Liquidated damages for failing to timely attain Milestones, Substantial Completion, and final completion are not additive, and will not be imposed concurrently.

ARTICLE 5—CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, the amounts that follow, subject to adjustment under the Contract:

- A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item).

Unit Price Work

ITD Item No.	Description	Unit	Estimated Quantity	Unit Price	Cost
203-005A	REMOVAL OF OBSTRUCTIONS	LS	1	\$ 20,000.00	\$ 20,000.00
203-006A	REMOVAL OF SIGN	EACH	8	\$ 325.00	\$ 2,600.00
203-060A	REMOVAL OF CONCRETE SIDEWALK	SY	48.7	\$ 50.00	\$ 2,435.00
203-065A	REMOVAL OF CURB	FT	79.2	\$ 15.00	\$ 1,188.00
203-070A	REMOVAL OF CURB AND GUTTER	FT	19.1	\$ 15.00	\$ 286.50
203-075A	REMOVAL OF FENCE	FT	24.8	\$ 20.00	\$ 496.00
203-130B	REMOVAL OF PAVEMENT MARKINGS	SF	425.1	\$ 12.50	\$ 5,313.75
205-005A	EXCAVATION	CY	1055	\$ 31.00	\$ 32,705.00
212-105A	WATER POLLUTION AND EROSION CONTROL	CA	1000	\$ 1.00	\$ 1,000.00
303-022A	3/4" AGGREGATE TYPE B FOR BASE	TON	2727	\$ 30.00	\$ 81,810.00
405-240A	MISCELLANEOUS PAVEMENT	SY	963	\$ 22.00	\$ 21,186.00
405-435A	SUPERPAVE HMA PAV INCL ASPH & ADD CL SP-3	TON	202	\$ 160.00	\$ 32,320.00
605-635A	ADJUST MANHOLE COVERS	EACH	7	\$ 350.00	\$ 2,450.00
605-640A	ADJUST VALVE COVERS	EACH	2	\$ 350.00	\$ 700.00

Unit Price Work					
ITD Item No.	Description	Unit	Estimated Quantity	Unit Price	Cost
614-015A	SIDEWALK	SY	950.5	\$ 72.00	\$ 68,436.00
614-020A	DRIVEWAY	SY	759.5	\$ 90.00	\$ 68,355.00
614-025A	CURB RAMP – PERPENDICULAR	SY	34.2	\$ 300.00	\$ 10,260.00
614-025B	CURB RAMP – PARALLEL	SY	8.8	\$ 300.00	\$ 2,640.00
615-492A	CURB & GUTTER TYPE 2	FT	2391.5	\$ 32.50	\$ 77,723.75
616-010A	SIGN TYPE B-1	EACH	10	\$ 125.00	\$ 1,250.00
616-040J	SIGN POST TYPE E-1	FT	222	\$ 55.00	\$ 12,210.00
616-080A	REINSTALL SIGN FACE	EACH	13	\$ 165.00	\$ 2,145.00
630-010A	TRANSVERSE, WORD, SYMBOL AND ARROW PAVEMENT MARKINGS – PREFORMED THERMOPLASTIC	SF	431.2	\$ 25.00	\$ 10,780.00
634-005A	MAILBOX TYPE A (1-A, STEEL TUBE POST)	EACH	20	\$ 450.00	\$ 9,000.00
634-005B	MAILBOX TYPE B (1-A, STEEL TUBE POST)	EACH	3	\$ 1,500.00	\$ 4,500.00
675-005A	SURVEY	LS	1	\$ 23,000.00	\$ 23,000.00
675-010A	DIRECTED SURVEYING	CA	5000	\$ 1.00	\$ 5,000.00
S900-50A	CONTINGENCY AMOUNT – MISCELLANEOUS WORK	CA	10000	\$ 1.00	\$ 10,000.00
S901-05A	SP – CURB INLET	EACH	32	\$ 300.00	\$ 9,600.00
S901-05B	SP – ADJUST WATER METER	EACH	4	\$ 300.00	\$ 1,200.00
S904-05A	SP – TEMPORARY TRAFFIC CONTROL	LS	1	\$ 7,500.00	\$ 7,500.00
S904-05B	SP – LANDSCAPE REPAIR	LS	1	\$ 5,000.00	\$ 5,000.00
S912-05A	SP – LANDSCAPE ROCK	SY	831.8	\$ 40.00	\$ 33,272.00
Z629-05A	MOBILIZATION	LS	1	\$ 33,500.00	\$ 33,500.00
Total of all Extended Prices for Unit Price Work (subject to final adjustment based on actual quantities)					\$ 599,862.00

The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6—PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on the basis of Contractor's Applications for Payment up to twice each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.
 - 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.
 - a. Ninety Five (95) percent of the value of the Work completed (with the balance being retainage).
 - b. Ninety Five (95) percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

- A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

6.05 *Interest*

- A. This article is reserved.

ARTICLE 7—CONTRACT DOCUMENTS

7.01 *Contents*

- A. The Contract Documents consist of the following and shall govern in the following order in case of conflict among them:
 - 1. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Change Orders.
 - b. Work Change Directives.
 - c. Field Orders.
 - d. Notice to Proceed.
 - 2. This Agreement (2020 ISPWC Section 520) including any exhibits to this Agreement (enumerated as follows):

- a. N/A
3. Addenda (numbers 1 to 1).
4. Drawings consisting of **24** sheets with each sheet bearing the following general title: **KN 24379 BURRELL AVE SIDEWALK INFILL, THAIN RD TO 14TH ST**
5. Instructions to Bidders (2020 ISPWC Section 200).
6. General Conditions (2020 ISPWC Division 100).
7. 2023 Idaho Transportation Department Standard Specifications for Highway Construction & April 2025 ITD Standard Drawings.
8. Contractor's Bid (2020 ISPWC Section 410 and all attachments thereto).
9. Documentation submitted by Contractor prior to Notice of Award.
10. CONTRACTOR'S Affidavits, including Non-Collusion Affidavit (ISPWC Section 450), Contractor's Affidavit Concerning Taxes (ISPWC Section 951), and Contractor's Affidavit Concerning Alcohol and Drug-Free Workplace (ISPWC Section 460).
11. Bonds:
 - a. Performance bond (2020 ISPWC Section 610 together with power of attorney).
 - b. Payment bond (2020 ISPWC Section 615 together with power of attorney).
 - c. Other Bonds Secured by Contractor
 1. N/A
- B. The Contract Documents listed in Paragraph 7.01.A are incorporated by reference to this Agreement.
- C. There are no Contract Documents other than those listed above in this Article 7.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 Contractor's Representations

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 4. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and

observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.

5. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
6. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
7. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
8. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
9. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.
10. The Contractor is an appropriately licensed public works contractor per Idaho Code Section 54-1902.
11. Contractor shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring the Contractor's compliance with any Laws or Regulations.

8.02 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.
- B. Anti-Boycott Against Israel Act: If this Agreement: (1) Is to acquire or dispose of services, supplies, information technology, or construction; (2) has a potential value of One Hundred Thousand Dollars (\$100,000) or more; and (3) Contractor is a company with ten (10) or more employees, then, pursuant to Idaho Code § 67-2346, Contractor certifies that Contractor is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of goods or services from Israel or territories under Israel’s control. The terms “company” and “boycott Israel” shall have the meanings ascribed to them in Idaho Code § 67-2346.
 - C. No Public Funds for Abortion Act: Pursuant to Idaho Code § 18-8703, Contractor certifies that it is not, and will not for the duration of the Agreement, become an abortion provider or an affiliate of an abortion provider, as those terms are defined in the “No Public Funds for Abortion Act,” Idaho Code §§ 18-8701 et seq.
 - D. Contract with Company Owned or operated by the Government of China Prohibited: Pursuant to Idaho Code § 67-2359, Contractor certifies that Contractor is not a company currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China. The terms “company” and “government of China” shall have the meanings ascribed to them in Idaho Code § 67-2359.
 - E. Prohibition on Contracts with Companies Boycotting Certain Sectors: If this Agreement: (1) is to acquire goods or services; (2) has a value of One Hundred Thousand Dollars (\$100,000) or more that is to be paid wholly or partly from public funds; and (3) Contractor is a company with ten (10) or more full-time employees, then, pursuant to Idaho Code § 67-2347A, Contractor certifies that Contractor is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of any individual or company because the individual or company: (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d). The terms “boycott” and “company” shall have the meanings ascribed to them in Idaho Code § 67-2347A.
 - F. Pursuant to Idaho Code § 67-2802A, for contracts in excess of ten thousand dollars (\$10,000), Contractor certifies that Contractor does not maintain or provide for Contractor’s employees maintain or provide for Contractors’ employees any segregated facility at any of Contractor’s establishments, and that Contractor does not permit employees to perform their services at any location, under Contractor’s control, where segregated facilities are maintained. Contractor certifies further that Contractor will not maintain or provide for employees any segregated facilities at Contractor’s establishments, and Contractor will not permit employees to perform their services at any location under Contractor’s control where segregated facilities are maintained.

8.03 *Standard General Conditions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are ISPMC Division 100 EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or “track changes” (redline/strikeout), or in the Supplementary Conditions.

ARTICLE 9—OTHER (CITY) PROVISIONS

9.01 Other (City) Provisions

- A. **Independent Contractor.** The Parties agree that CONTRACTOR is an independent contractor, with no employment relationship with the City of Lewiston.
- B. **Contracting Authority.** CONTRACTOR warrants that the signatory to this Agreement has the authority to fully bind CONTRACTOR to enter into and be obligated to perform the duties set forth herein.
- C. **Indemnification.** CONTRACTOR shall defend, indemnify, and hold OWNER, its officers, agents, and employees harmless for all claims, losses, actions, damages, judgments, costs, expenses, and/or injuries to persons or property arising out of or in connection with any activities, acts, or omissions of CONTRACTOR, its officers, agents or employees. In the event OWNER is alleged to be liable on account of any activities, acts, or omissions of CONTRACTOR, its officers, agents or employees, then CONTRACTOR shall defend such allegations through counsel chosen by OWNER; and CONTRACTOR shall bear all costs, fees, and expenses of such defense, including, but not limited to, all attorney fees and expenses, court costs, and expert witness fees and expenses. This duty shall survive the termination or expiration of this Agreement.
- D. **Notices.** All notices required to be given pursuant to this Agreement shall be in writing and shall be deemed delivered immediately if hand-delivered or forty-eight (48) hours after depositing the same in the U.S. mail, certified or registered, postage prepaid, addressed to the respective addresses set forth on the signature page.
- E. **Choice of Law.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Idaho, with venue for any action brought pursuant to this Agreement to be in the Second Judicial District, State of Idaho.
- F. **Performance/Waiver.** The failure of a Party hereto to insist upon strict performance or observance of the terms of this Agreement shall not be a waiver of any breach of any terms or conditions of this Agreement by the other Party.
- G. **Third Party Beneficiaries.** Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party. Nothing contained herein shall extend the liability of either Party beyond that provided by governing law.
- H. **Attorney Fees.** In the event a controversy, claim, or action arises between the Parties to this Agreement regarding the enforcement of its terms and conditions, or the breach of any of its provisions, the prevailing Party shall be entitled to recover from the other Party all costs and

expenses incurred by the prevailing Party, including reasonable attorney fees, regardless of whether such controversy, claim, or action is prosecuted to judgment or appealed.

- I. **Public Records.** The Parties herein understand and acknowledge that this Agreement and its attachments are subject to the Idaho Public Records Act, I.C. §§ 74-101, et seq., the Idaho Open Meetings Act, I.C. §§ 74-201, et seq., and other applicable federal and state laws, and might be public records.
- J. **Use of City Name.** CONTRACTOR shall not include the name, logo, or any identifying marks of the City of Lewiston in any advertising, sales promotion, or other publicity matter.
- K. **Non-Discrimination.** CONTRACTOR shall not refuse to hire any person, including any subcontractor, because of such person's race, creed, sex, color, national origin, ancestry, religion, physical or mental disability, marital or familial status, sexual orientation, or gender identity/expression, unless based on a bona fide occupational qualification.
- L. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.
- M. **Force Majeure.** Neither Party shall be liable for any failure to perform as required by this Agreement to the extent that such failure to perform is caused by any reason beyond the Party's control, or by reason of any of the following: labor disturbances or disputes, accidents, failure of any required governmental approval, civil disorders, acts of aggression, acts of God, failure of utilities, mechanical shutdowns, material shortages, disease, or similar occurrences.
- N. **Merger and Integration.** This writing embodies the whole agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained in this Agreement. All previous and contemporaneous communications, representations, or agreements, either verbal or written, between the Parties are superseded by this Agreement.
- O. **Non-Appropriation.** Contractor understands that City is strictly bound by Article VIII, § 3 of the Idaho Constitution, which prohibits City from incurring any indebtedness or liability, in any manner, beyond its current fiscal year, which is October 1 through September 30. All automatic renewals of this Agreement are wholly contingent upon the annual appropriation of funds for this Agreement. Said appropriations may be made solely at the option and discretion of the City. If City does not appropriate funds for this Agreement for an ensuing fiscal year, for any reason, City may terminate this Agreement without penalty.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on the date of the last signature (which is the Effective Date of the Contract).

Owner:

City of Lewiston

By:

Daniel G. Johnson, Mayor OR other

Date:

(date signed)

Attest:

Tanya Brocke, City Clerk OR other

Address for giving notices:

City of Lewiston, Public Works Director

P.O. Box 617

Lewiston, ID 83501

Designated Representative:

Name:

(typed or printed)

Title:

(typed or printed)

Address:

Phone:

Email:

Contractor:

McCall's Classic Construction

(typed or printed name of organization)

By:

(individual's signature)

Date:

(date signed)

Name:

(typed or printed)

Title:

(typed or printed)

(If Contractor is a corporation, a partnership, limited liability company, or a joint venture, attach evidence of authority to sign.)

Attest:

(individual's signature)

Title:

(typed or printed)

Address for giving notices:

945 Beachview Blvd

Clarkston WA

99403

Designated Representative:

Name:

(typed or printed)

Title:

(typed or printed)

Address:

SAA

Phone:

Email:

ID PWCL No.:

2020 ISPWC 00520

Modified from EJCDC® C-520 Agreement Between Owner and Contractor for Construction Contract EJCDC® C-520 Instructions to Bidders for Construction Contract

Page 10 of 10

PROJECT: KN 24379 BURRELL AVE SIDEWALK INFILL, THAIN RD TO 14TH ST (TR070) (IFB-26-014)
BID TABULATION -- Bid Opening: June 30, 2026 - 2:00 p.m.

ITD Item No.	Description	Unit	Estimated Quantity	Engineer's Estimate		Moreno & Nelson Construction Corp. Eagle, ID		LaRiviere, Inc. Rathdrum, ID		McCall's Classic Construction Clarkston, WA	
				Unit Price	Cost	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost
203-005A	REMOVAL OF OBSTRUCTIONS	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 60,000.00	\$ 60,000.00	\$ 7,625.32	\$ 7,625.32	\$ 20,000.00	\$ 20,000.00
203-006A	REMOVAL OF SIGN	EACH	8	\$ 300.00	\$ 2,400.00	\$ 260.00	\$ 2,080.00	\$ 294.91	\$ 2,359.28	\$ 325.00	\$ 2,600.00
203-060A	REMOVAL OF CONCRETE SIDEWALK	SY	48.7	\$ 28.00	\$ 1,363.60	\$ 38.85	\$ 1,892.00	\$ 10.28	\$ 500.64	\$ 50.00	\$ 2,435.00
203-065A	REMOVAL OF CURB	FT	79.2	\$ 10.00	\$ 792.00	\$ 8.75	\$ 693.00	\$ 7.67	\$ 607.46	\$ 15.00	\$ 1,188.00
203-070A	REMOVAL OF CURB AND GUTTER	FT	19.1	\$ 15.00	\$ 286.50	\$ 8.75	\$ 167.13	\$ 7.71	\$ 147.26	\$ 15.00	\$ 286.50
203-075A	REMOVAL OF FENCE	FT	24.8	\$ 12.00	\$ 297.60	\$ 15.00	\$ 372.00	\$ 14.43	\$ 357.86	\$ 20.00	\$ 496.00
203-130B	REMOVAL OF PAVEMENT MARKINGS	SF	425.1	\$ 3.00	\$ 1,275.30	\$ 3.63	\$ 1,543.11	\$ 4.28	\$ 1,819.43	\$ 12.50	\$ 5,313.75
205-005A	EXCAVATION	CY	1055	\$ 35.00	\$ 36,925.00	\$ 75.75	\$ 79,916.25	\$ 35.82	\$ 37,790.10	\$ 31.00	\$ 32,705.00
212-105A	WATER POLLUTION AND EROSION CONTROL	CA	1000	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00
303-022A	3/4" AGGREGATE TYPE B FOR BASE	TON	2727	\$ 50.00	\$ 136,350.00	\$ 32.50	\$ 88,627.50	\$ 38.67	\$ 105,453.09	\$ 30.00	\$ 81,810.00
405-240A	MISCELLANEOUS PAVEMENT	SY	963	\$ 8.50	\$ 8,185.50	\$ 41.50	\$ 39,964.50	\$ 1.18	\$ 1,136.34	\$ 22.00	\$ 21,186.00
405-435A	SUPERPAVE HMA PAV INCL ASPH & ADD CL SP-3	TON	202	\$ 250.00	\$ 50,500.00	\$ 150.00	\$ 30,300.00	\$ 294.91	\$ 59,571.82	\$ 160.00	\$ 32,320.00
605-635A	ADJUST MANHOLE COVERS	EACH	7	\$ 1,700.00	\$ 11,900.00	\$ 1,330.00	\$ 9,310.00	\$ 752.76	\$ 5,269.32	\$ 350.00	\$ 2,450.00
605-640A	ADJUST VALVE COVERS	EACH	2	\$ 1,010.00	\$ 2,020.00	\$ 1,140.00	\$ 2,280.00	\$ 648.72	\$ 1,297.44	\$ 350.00	\$ 700.00
614-015A	SIDEWALK	SY	950.5	\$ 107.00	\$ 101,703.50	\$ 73.50	\$ 69,861.75	\$ 71.59	\$ 68,046.30	\$ 72.00	\$ 68,436.00
614-020A	DRIVEWAY	SY	759.5	\$ 130.00	\$ 98,735.00	\$ 108.50	\$ 82,405.75	\$ 87.54	\$ 66,486.63	\$ 90.00	\$ 68,355.00
614-025A	CURB RAMP – PERPENDICULAR	SY	34.2	\$ 616.00	\$ 21,067.20	\$ 270.00	\$ 9,234.00	\$ 129.75	\$ 4,437.45	\$ 300.00	\$ 10,260.00
614-025B	CURB RAMP – PARALLEL	SY	8.8	\$ 392.00	\$ 3,449.60	\$ 270.00	\$ 2,376.00	\$ 189.96	\$ 1,671.65	\$ 300.00	\$ 2,640.00
615-492A	CURB & GUTTER TYPE 2	FT	2391.5	\$ 45.00	\$ 107,617.50	\$ 35.55	\$ 85,017.83	\$ 23.93	\$ 57,228.60	\$ 32.50	\$ 77,723.75
616-010A	SIGN TYPE B-1	EACH	10	\$ 30.00	\$ 300.00	\$ 75.42	\$ 754.20	\$ 88.97	\$ 889.70	\$ 125.00	\$ 1,250.00
616-040J	SIGN POST TYPE E-1	FT	222	\$ 74.00	\$ 16,428.00	\$ 24.00	\$ 5,328.00	\$ 28.31	\$ 6,284.82	\$ 55.00	\$ 12,210.00
616-080A	REINSTALL SIGN FACE	EACH	13	\$ 175.00	\$ 2,275.00	\$ 54.00	\$ 702.00	\$ 63.70	\$ 828.10	\$ 165.00	\$ 2,145.00
630-010A	TRANSVERSE, WORD, SYMBOL AND ARROW PAVEMENT MARKINGS – PREFORMED THERMOPLASTIC	SF	431.2	\$ 15.00	\$ 6,468.00	\$ 16.36	\$ 7,054.43	\$ 19.30	\$ 8,322.16	\$ 25.00	\$ 10,780.00
634-005A	MAILBOX TYPE A (1-A, STEEL TUBE POST)	EACH	20	\$ 395.00	\$ 7,900.00	\$ 634.00	\$ 12,680.00	\$ 747.90	\$ 14,958.00	\$ 450.00	\$ 9,000.00
634-005B	MAILBOX TYPE B (1-A, STEEL TUBE POST)	EACH	3	\$ 800.00	\$ 2,400.00	\$ 1,564.00	\$ 4,692.00	\$ 1,844.98	\$ 5,534.94	\$ 1,500.00	\$ 4,500.00
675-005A	SURVEY	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00	\$ 5,898.28	\$ 5,898.28	\$ 23,000.00	\$ 23,000.00
675-010A	DIRECTED SURVEYING	CA	5000	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00
S900-50A	CONTINGENCY AMOUNT – MISCELLANEOUS WORK	CA	10000	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00
S901-05A	SP – CURB INLET	EACH	32	\$ 300.00	\$ 9,600.00	\$ 300.00	\$ 9,600.00	\$ 160.73	\$ 5,143.36	\$ 300.00	\$ 9,600.00
S901-05B	SP – ADJUST WATER METER	EACH	4	\$ 1,500.00	\$ 6,000.00	\$ 165.00	\$ 660.00	\$ 565.19	\$ 2,260.76	\$ 300.00	\$ 1,200.00
S904-05A	SP – TEMPORARY TRAFFIC CONTROL	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 50,000.00	\$ 50,000.00	\$ 28,573.67	\$ 28,573.67	\$ 7,500.00	\$ 7,500.00
S904-05B	SP – LANDSCAPE REPAIR	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 24,000.00	\$ 24,000.00	\$ 33,502.21	\$ 33,502.21	\$ 5,000.00	\$ 5,000.00
S912-05A	SP – LANDSCAPE ROCK	SY	831.8	\$ 35.00	\$ 29,113.00	\$ 35.50	\$ 29,528.90	\$ 18.44	\$ 15,338.39	\$ 40.00	\$ 33,272.00
Z629-05A	MOBILIZATION	LS	1	\$ 111,652.85	\$ 111,652.85	\$ 80,000.00	\$ 80,000.00	\$ 102,179.10	\$ 102,179.10	\$ 33,500.00	\$ 33,500.00
TOTAL BID PRICE				\$856,005.15		\$837,040.34		\$667,519.47*		\$599,862.00	

* In accordance with Article 13.01.C of the Instructions to Bidders, discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2026-31	AGENDA NO. VII. F. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) The Port has requested that the City grant an easement across City-owned property at the base of the Lewiston Hill for a fiber optic cable network it is installing throughout the Lewiston area. The proposed easement would authorize the Port to install, operate, maintain, repair, replace, and remove underground fiber optic communication lines and related equipment, facilities, and appurtenances. The easement is non-exclusive, therefore, the Port will not have exclusive use of the easement area, and its rights would coexist with the City's continued use of the property and the rights of any other authorized users.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) None.	
ACTION PROPOSED Approval of Resolution 2026-31, granting approval of the Fiber Optic Cable Easement.	

(Above space for Recorder's use)

RESOLUTION 2026-31

A RESOLUTION GRANTING A FIBER OPTIC CABLE EASEMENT FROM THE CITY OF LEWISTON, AN IDAHO MUNICIPAL CORPORATION, TO THE PORT OF LEWISTON, AN IDAHO MUNICIPAL CORPORATION

WHEREAS, the City of Lewiston, an Idaho municipal corporation (“Grantor”), agrees to grant the Port of Lewiston, an Idaho municipal corporation (“Grantee”) a perpetual, non-exclusive easement for the sole purposes of installing, operating, maintaining, repairing, replacing, and removing underground fiber optic communication lines and related equipment, facilities, and appurtenances.

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

SECTION 1: A Fiber Optic Cable Easement from the City of Lewiston, as Grantor, is hereby accepted by the Port of Lewiston, as Grantee. A copy of said easement is attached hereto and incorporated herein as Exhibit 1.

SECTION 2: The Mayor and City Clerk are hereby authorized to execute and attest, respectively, said easement.

SECTION 3: The City Clerk is hereby authorized and directed to record this Resolution 2026-31 and the original Fiber Optic Cable Easement with the Nez Perce County Recorder.

SECTION 4: This Resolution shall become effective upon its passage.

Signature page to follow

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

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

Notary Public for the State of Idaho
Commission Expires _____

(Space Above for Recorder's Use)

FIBER OPTIC CABLE EASEMENT

This FIBER OPTIC CABLE EASEMENT ("Easement"), is dated this ____ day of _____, 2026, by and between the CITY OF LEWISTON, an Idaho municipal corporation ("City"), and the PORT OF LEWISTON, an Idaho municipal corporation ("Port"). The City and the Port may also individually be referred to as "Party" or collectively as "Parties."

RECITALS:

WHEREAS, the City is the owner of real property situated in Nez Perce County, State of Idaho, legally described on Exhibit A (the "City's Property"), attached hereto and incorporated herein; and

WHEREAS, the Port requests that the City grant it an easement to install, operate, and maintain fiber optic cable and related facilities on the City's Property;

WHEREAS, the Port desires and the City consents to the grant of an easement for underground fiber optic cable and related facilities under, through, and across City's Property (the burdened property) in the location legally described in Exhibit B and depicted in Exhibit C, attached hereto and incorporated herein; and

WHEREAS, the Parties desire to establish record of the Port's right to locate, install, access, maintain and/or replace fiber optic cables under, through, and across the City's Property.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Grant and Description of Fiber Optic Cable Easement. City hereby grants the Port a perpetual, non-exclusive easement under, across, and through a portion of the City's Property for the sole purposes of locating, relocating, constructing, reconstructing, installing, operating, maintaining, inspecting, repairing, replacing, altering, extending, and/or removing one or more fiber optic cables, wires, conduits, equipment, and lines for communication, equipment, appurtenances, facilities, and attachments incidental thereto (hereafter collectively referred to as "Cable"), all of which shall be located underground in the location more particularly described in Exhibit B and depicted in Exhibit C, as may be relocated as provided herein (the "Easement Area"). Said underground Cable shall be owned, operated, and maintained by the Port for the transmission and distribution of intelligence, internet, and communications by the Port and/or third parties.

Further, the Port, and its contractors and agents, shall have the right to access the Easement Area via a route identified by the City at City's sole discretion, when such access is necessary for the purposes stated herein; provided that such access shall not unreasonably interfere with City's access and use of

FIBER OPTIC CABLE EASEMENT

Page 1 of 4

City's Property. The Port understands and acknowledges that access to the Easement Area is not guaranteed due to its rural nature, and there is no year-round access. Seasonal conditions and terrain may limit accessibility at certain times of year through no fault of the City.

2. Location of the Easement. The Easement Area shall be a strip of land ten feet (10') wide, lying five feet (5') on each side of the centerline legally described in Exhibit B and depicted in Exhibit C, as may be relocated as provided herein. The Cable shall be installed no less than thirty-six inches (36") underground. Vaults, if necessary, shall be installed under or even with the surface of the ground. At any time, upon the request of the City, the Port agrees to relocate the Easement Area and all facilities thereunder to another portion of the City's Property, provided that i) the proposed new easement area is reasonably adequate for the Port's purposes; and ii) City shall pay all costs of such relocation and obtain all necessary permits and approvals thereof.

The Port understands and acknowledges that this Easement covers only that portion of the Cable that will be located within and under the City's Property. The remainder of the Cable will be located within or under properties owned by private parties or owned by other governmental entities. The City has no responsibility for securing any easement for the Port over those areas.

3. Restoration After Construction. The Port shall have reasonable use of the City's Property for purposes of installing, constructing, relocating, inspecting, maintaining, removing, repairing and replacing the Cable on City's Property. After installation, construction, relocation, inspection, maintenance, removal, repair, or replacement of the Cable within the Easement Area, the Port shall promptly restore the surface of the City's Property that might be disturbed by the work to at least the same condition the City's Property was in immediately prior to any such installation, construction, relocation, inspection, maintenance, removal, repair, or replacement. The City's Public Works Director, or designee, shall have final approval of the condition of such areas of City's Property after restoration. All survey monuments that are disturbed or displaced by such work, if any, shall be referenced and restored in accordance with pertinent federal, state, and local standards and specifications. The Port agrees to promptly complete all restoration work and promptly repair damage caused by such work at its sole cost and expense.

4. Maintenance/Indemnification. The Port shall have the right to trim and cut trees and underbrush and, if necessary, completely remove trees and underbrush in the Easement Area to the extent necessary to install, construct, relocate, inspect, operate, maintain, repair, remove, and replace the Cable, and to prevent damage to equipment or injury to the Port or its employees, contractors, and agents; provided, however, the Port shall notify the City in advance prior to taking any such action.

The Parties are governmental entities subject to statutory and constitutional restrictions concerning the acceptance of liability. The Parties' liabilities are further governed by the Idaho Tort Claims Act. It is the intention of the Parties that each will be responsible for its own acts and omissions and those of its employees, officers, and agents. Notwithstanding the foregoing, nothing contained herein shall be construed as a waiver of any governmental immunity or limitation on liability or as an acceptance of any liability not imposed by applicable law.

5. Relocation and Replacement of Cable. In the event that, during the duration of this Easement, the Port is required by public authorities or by lawful order or decree of a regulatory agency or court to relocate or modify the Cable or any part thereof, the Port shall provide notice to the City

within ten (10) business days after the Port is notified and prior to beginning such relocation. The cost of such work to relocate or modify the Cable shall be paid by the Port.

In the event that the Cable must be replaced, the Port agrees to comply with the terms of this Easement as if it were the initial installation, including any provisions for restoring the City's Property. If any portion of the Cable is damaged or destroyed by casualty at any time during the term of this Easement, the Port shall be solely responsible for all repairs and/or replacement costs and expenses excepting those that are the City's responsibility pursuant to Paragraph 4 above.

6. Binding on Successors. This Easement shall be recorded in the official records of Nez Perce County and the Easement granted herein shall be binding on the heirs, administrators, executors, successors, and assigns of all Parties hereto and shall run with the land.

7. Termination of Easement. If and/or when the Port ceases to permanently use the Easement Area for the purposes set forth herein, it is agreed that this Easement shall be terminated. It is further agreed that the Port, as soon as possible after permanently ceasing the use of the Easement Area shall execute and deliver unto the City, a recorded Release of Easement relinquishing and releasing any and all rights, privileges, and easements granted hereunder.

8. Notice. All notices required to be given pursuant to this Easement shall be in writing and shall be deemed delivered immediately if hand-delivered or seventy-two (72) hours after depositing the same in the U.S. mail, certified or registered, postage prepaid, addressed to the parties at their respective addresses, if to the City at: City of Lewiston, Attn: Director of Public Works, 1134 F Street, PO BOX 617, Lewiston, ID 83501, and if to the Port then at: Port of Lewiston, 1626 6th Avenue North, Lewiston, ID 83501.

9. Remedies. In the event of a breach hereunder by any Party, the non-breaching Party shall have all remedies available at law or in equity, including the availability of injunctive relief.

10. Attorney's Fees. In the event it is necessary for any of the Parties to incur legal fees or costs to enforce the terms and conditions of this Easement, the prevailing party shall be entitled to recover reasonable attorney fees and costs incurred in enforcing the terms and conditions of this Easement. This Easement shall be construed pursuant to the laws of the State of Idaho with venue in Nez Perce County.

IN WITNESS WHEREOF, the undersigned have hereto set their hand and seal the date first written above.

Signatures on following page.

Daniel G. Johnson, Mayor

Tanya M. Brocke, City Clerk

[illegible]

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

Notary Public for _____
Commission Expires _____

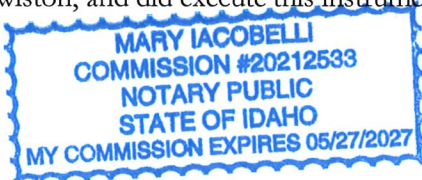
PORT OF LEWISTON:


Joseph Anderson, President


Denise Metz, Secretary

[illegible]

On this 10th day of June 2026, before me, a Notary Public, personally appeared Joseph Anderson and Denise Metz, known or identified to me as the President and Secretary, for the Port of Lewiston, and stated they have the authority to execute this instrument on behalf of the Port of Lewiston, and did execute this instrument on behalf of the same.



half of the same.

Mary Jacobi
Notary Public for State of Idaho
Commission Expires 05/27/2027

EXHIBIT A
LEGAL DESCRIPTION OF CITY'S PROPERTY

A parcel of property located in Nez Perce County, Idaho, being more particularly described as follows:

Government Lots 1 and 2, Section 30, Township 36 North, Range 5 West of the Boise Meridian,
records of Nez Perce County, Idaho.

EXCEPT

The South 12.50 feet thereof.

EXHIBIT B
LEGAL DESCRIPTION OF EASEMENT AREA



LEGAL DESCRIPTION PORT OF LEWISTON FIBER OPTIC EASEMENT

A 10.00-foot-wide fiber optic easement lying 5.00 feet on each side of the following described centerline, being all that certain real property situate in the Government Lot 1 of Section 30, Township 36 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 30, being a found 3/4" rebar, 0.4' above grade per CP&F No. 913382 Nez Perce County Records; Thence along the north line of said Section 30, South 89° 31' 08" East, 584.13 feet (from which the Northeast Corner of Government Lot 1, being a 5/8" rebar with plastic cap marked "PLS 8076" bears North 89° 31' 08" West, 753.10 feet distant) to the **POINT OF BEGINNING**;

Thence leaving said north line the following four (4) courses along the centerline of said fiber optic easement:

1. South 43° 12' 12" East, 96.88 feet;
2. South 46° 28' 23" East, 681.76 feet;
3. South 44° 33' 55" East, 232.38 feet;
4. South 30° 58' 32" East, 28.00 feet to the east boundary of said Government Lot 1 and the **POINT OF TERMINUS**.

Said **POINT OF TERMINUS** bears South 60° 56' 36" East, 1512.62 feet distant from said **POINT OF COMMENCEMENT**.

The above described fiber optic easement contains 0.239 acres (±10,390 sq.ft.), more or less

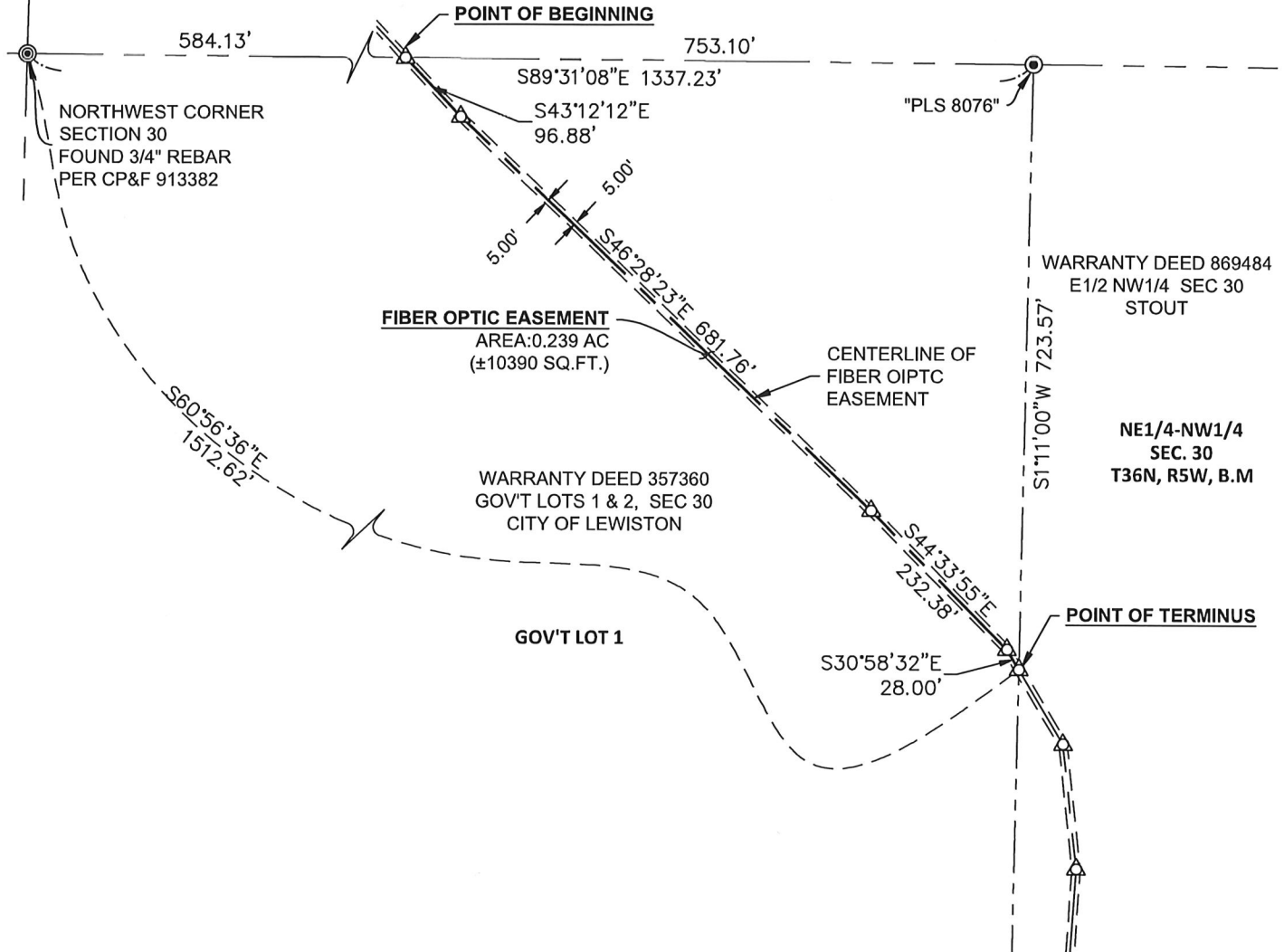
Prepared by HMH Engineering, LLC.
Daniel O. Inloes, PLS 20888



EXHIBIT C
DEPICTION OF EASEMENT AREA

SW1/4 SEC. 19
T.36N, R5W,
B.M.

WARRANTY DEED 869484
GOV'T LOTS 2-4 & PART OF E1/2 W1/2 SEC 19
STOUT



SCALE: 1" = 200'



3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

FIBER OPTIC EASEMENT EXHIBIT PORT OF LEWISTON

LEWISTON, NEZ PERCE COUNTY, IDAHO





CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2026-32	AGENDA NO. VII. G. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) The City owns real property north of Port of Lewiston property along State Highway 128 outside city limits in Nez Perce County. Historically, the City has accessed its property by using an existing access road extending from State Highway 128 and across the Port's property. However, this route is not located within any dedicated public right-of-way or easement. As a result, the City's property is effectively landlocked from a legal access standpoint.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) Currently none. The Access Easement does not require the City to make any particular improvements, but there may be costs in the future in the event the City wanted to pave the easement area. In such case, there would be continuing road maintenance the City would have to bear the costs of.	
ACTION PROPOSED Approve Resolution 2026-32 and accept the grant of the Access Easement from the Port of Lewiston.	

(Above space for Recorder's use)

RESOLUTION 2026-32

A RESOLUTION ACCEPTING THE GRANT OF AN ACCESS EASEMENT FROM THE PORT OF LEWISTON, AN IDAHO MUNICIPAL CORPORATION, TO THE CITY OF LEWISTON, AND IDAHO MUNICIPAL CORPORATION

WHEREAS, the Port of Lewiston, an Idaho municipal corporation ("Grantor") agrees to grant the City of Lewiston, an Idaho municipal corporation ("Grantee"), a perpetual, non-exclusive access easement for the purposes of pedestrian and vehicular access from State Highway 128 to the City's property.

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

SECTION 1: An Access Easement from the Port of Lewiston, as Grantor, is hereby accepted by the City of Lewiston, as Grantee. A copy of said Access Easement is attached hereto and incorporated herein as Exhibit 1.

SECTION 2: The Mayor and City Clerk are hereby authorized to execute and attest, respectively, said easement.

SECTION 3: The City Clerk is hereby authorized and directed to record this Resolution 2026-32 and the original Access Easement with the Nez Perce County Recorder.

SECTION 4: This Resolution shall become effective upon its passage.

Signature page to follow

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

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

Notary Public for the State of Idaho
Commission Expires _____

ACCESS EASEMENT

This ACCESS EASEMENT ("Easement"), is dated this ____ day of _____, 2026, by and between the PORT OF LEWISTON, an Idaho municipal corporation ("Port") and the CITY OF LEWISTON, an Idaho municipal corporation ("City"). The City and the Port may also individually be referred to as "Party" or collectively as "Parties."

RECITALS:

WHEREAS, the Port is the owner of real property situated in Nez Perce County, State of Idaho, legally described on Exhibit A (the "Port's Property"), attached hereto and incorporated herein; and

WHEREAS, the City is the owner of real property situated in Nez Perce County, State of Idaho, legally described on Exhibit B (the "City's Property"), attached hereto and incorporated herein; and

WHEREAS, the Port's Property is accessible by State Highway 128, a public highway that runs east to west along the southern boundary of the Port's Property; and

WHEREAS, the City's Property is adjacent to and north of the Port's Property, does not border a public or private road or highway, and the City desires to obtain pedestrian and vehicular access from State Highway 128 over, on, across, and through the Port's Property to the City's Property for ingress and egress purposes; and

WHEREAS, the Port consents to the grant of an access easement across the Port's Property (the burdened property) in the location legally described in Exhibit C-1 and depicted in Exhibit C-2, attached hereto and incorporated herein, for pedestrian and vehicular access to the City's Property (benefited property).

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

- 1. Grant.** Port hereby grants the City a perpetual, non-exclusive access easement over, on, across, and through the Port's Property for pedestrian and vehicular access from State Highway 128 across the Port's Property in the location more particularly described in Exhibit C-1 and depicted in Exhibit C-2, as may be relocated as provided herein (the "Easement").
- 2. Purpose of Easement.** The Easement shall be used for ingress and egress for pedestrian and vehicular traffic to the City's Property from State Highway 128, by the City, its representatives, customers, invitees, and agents. No parking of any vehicles shall be permitted on the Easement.

3. Consideration. In consideration for the Easement, the City shall grant the Port a reciprocal easement for the Port to locate, install, access, maintain and/or replace fiber optic cables under, through, and across the City's Property. Such reciprocal easement shall be evidenced by a separate written instrument setting forth the specific terms and legal description of the easement, and shall be recorded in the official records of the Nez Perce County Recorder's Office.

4. Location/Relocation of the Easement. The Easement shall be a strip of land legally described in Exhibit C-1 and depicted in Exhibit C-2, as may be relocated as provided herein. This Easement is being granted prior to the development of the Port's Property. The Port has no obligation to make improvements upon the Port's Property for the Easement. Port hereby reserves the right to relocate the Easement upon the Port's Property either before or after the development of the Port's Property, upon ninety (90) days' prior written notice to City, provided that i) the proposed new easement area is reasonably adequate for the City's purposes; and ii) Port shall pay all costs of such relocation and obtain all necessary permits and approvals thereof. The Parties then agree to execute, deliver and record an amendment to this document to evidence the relocation of the Easement.

5. Maintenance/Indemnification. The City shall have the right to trim and cut trees and underbrush and, if necessary, completely remove trees and underbrush in the Easement to the extent necessary to install, construct, relocate, inspect, operate, maintain, repair, remove, and replace those facilities necessary for pedestrian and vehicular access to the City's Property, and to prevent damage to equipment or injury to the City or its employees, contractors, and agents; provided, however, the City shall notify the Port in advance prior to taking any such action

The Parties are governmental entities subject to statutory and constitutional restrictions concerning the acceptance of liability. The Parties' liabilities are further governed by the Idaho Tort Claims Act. It is the intention of the Parties that each will be responsible for its own acts and omissions and those of its employees, officers, and agents. Notwithstanding the foregoing, nothing contained herein shall be construed as a waiver of any governmental immunity or limitation on liability or as an acceptance of any liability not imposed by applicable law.

6. Binding on Successors. This Easement shall be recorded in the official records of Nez Perce County and the Easement granted herein shall be binding on the heirs, administrators, executors, successors, and assigns of all Parties hereto and shall run with the land.

7. Dedications. Port excepts and reserves unto itself, its successors and assigns, the right to dedicate the Easement as a public street or drive at any time at its sole election. Upon any such dedication all rights of City herein shall automatically terminate and expire. Until and unless an express dedication is made of the Easement, no use hereunder shall be deemed to constitute the Easement as a public way or a quasi-public way, but to the contrary the Easement shall constitute and remain a private way and drive. No dedication shall, however, be made of the Easement unless:

- a. Such Easement is accepted by the public entity for maintenance as a public street or drive; and
- b. The dedication does not preclude or prevent the continued use by City of the entrance to and exit from the Easement then being used incident to the City's Property.

CITY OF LEWISTON:

Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

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

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

Notary Public for _____
Commission Expires _____

EXHIBIT A
LEGAL DESCRIPTION OF PORT'S PROPERTY

That part of Government Lot 2 and of the N1/2SW1/4 of Section 30, Township 36 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, more particularly described as follows: Commencing at the Northwest corner of N1/2SW1/4; thence N.2°31'34"W. along the West line of said Lot 2 a distance of 12.50 feet; thence N.87°26'01"E., 428.00 feet to the true place of beginning; thence continue N.87°26'01"E., 504.00 feet; thence S.2°31'34"E., 494.92 feet to a point on the North right-of-way line of Down River Road (SR 128); thence S.89°32'29"W. along said right-of-way line 111.21 feet; thence S.84°43'27"W. along said right-of-way line 197.46 feet; thence S.87°37'32"W. along said right-of-way line 130.36 feet; thence S.80°13'19"W., along said right-of-way line 54.96 feet; thence S.75°39'16"W. along said right-of-way line 10.99 feet; thence N2°31'34"W. 508.87 feet to the true place of beginning.

EXHIBIT B
LEGAL DESCRIPTION OF CITY'S PROPERTY

A parcel of property located in Nez Perce County, Idaho, being more particularly described as follows:

Governments Lots 1 and 2, Section 30, Township 36 North, Range 5 West of the Boise Meridian, records of Nez Perce County, Idaho.

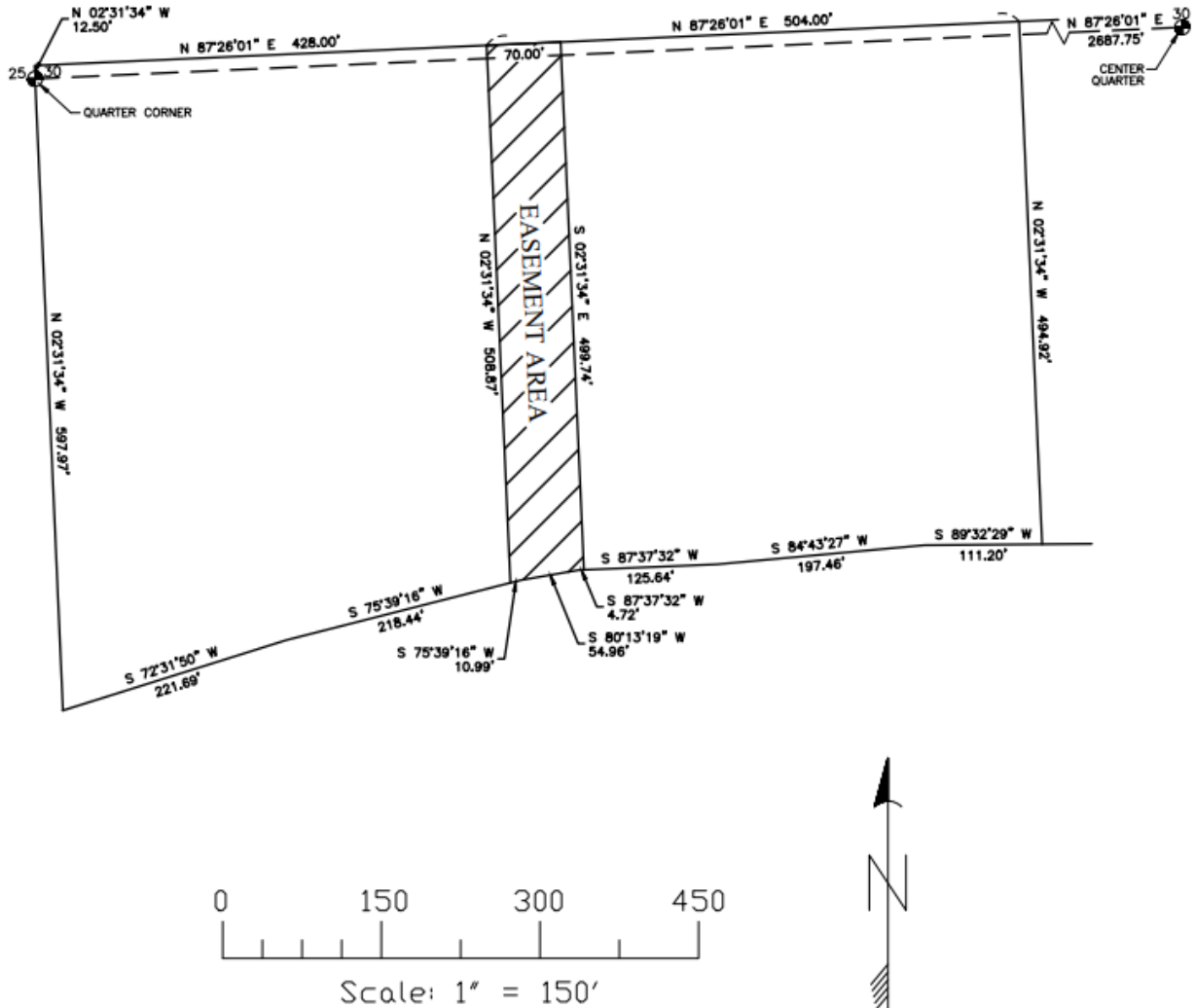
EXCEPTING THEREFROM:

The South 12.50 feet thereof

EXHIBIT C-1
LEGAL DESCRIPTION OF EASEMENT AREA

That part of Government Lot 2 and of the N ½ SW ¼ of Section 30, Township 36 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, more particularly described as follows:
Commencing at the Northwest corner of N ½ SW ¼; Thence North 02°31'34" West along the West line of said Lot 2 a distance of 12.50 feet; Thence North 87°26'01" East 428.00 feet to the TRUE PLACE OF BEGINNING; Thence continue North 87°26'01" East 70.00 feet; Thence South 02°31'34" East 499.74 feet to a point on the North right-of-way line of Down River Road (SR128); Thence South 87°37'32" West along said right-of-way line 4.72 feet; Thence South 80°13'19" West along said right-of-way line 54.96 feet; Thence South 75°39'16" West along said right-of-way line 10.99 feet; Thence North 02°31'34" West 508.87 feet to the TRUE PLACE OF BEGINNING.

EXHIBIT C-2 DEPICTION OF EASEMENT AREA





CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE RESOLUTION 2026-41	AGENDA NO. VII. H. AGENDA DATE: July 27, 2026
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) In 2023, City leadership made the policy decision to disable comments on most social media posts published to the City's official social media accounts. To support renewed public engagement regarding City programs, services, and events, the City desires to revise its Social Media Policy in anticipation of re-enabling comments. The revised policy establishes constitutionally permissible time, place, and manner restrictions governing the use of the City's social media accounts as a limited public forum. Staff have asked that the City Council endorse the Public Comment Policy (Code of Conduct) within said policy to emphasize the City's commitment to responsible content moderation and affirm shared expectations for constructive dialogue.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) There is a de minimus budget impact, since staff time will be expended in using social media to advertise and engage the public related to various social media posts. There will also be staff time used to monitor such social media sites. However, each Department is expected to utilize staff in an efficient manner, and such staff time must be appropriately allocated within existing budget frameworks.	
ACTION PROPOSED Approve Resolution 2026-41, endorsing the City's Social Media Policy.	

RESOLUTION 2026-41

A RESOLUTION ENDORSING THE CITY'S REVISED SOCIAL MEDIA POLICY; AND SUPPORTING THE ENABLEMENT OF PUBLIC COMMENTING ON CITY SOCIAL MEDIA ACCOUNTS

WHEREAS, the City intends to use social media to publish information to the public on matters of municipal interest and intends for City-owned social media accounts to operate as limited public forums, subject to reasonable time, place, and manner restrictions; and

WHEREAS, Administrative Policy 2026-01 establishes procedures and guidelines for the creation, use, management, administration, and oversight of City-owned social media accounts, sets forth standards governing public participation and content moderation; and

WHEREAS, the City Council finds that adopting a Code of Conduct governing public participation on City-owned social media accounts will promote respectful, relevant, and lawful public discourse consistent with the City's operation of those accounts as limited public forums; and

WHEREAS, the City Council finds it to be in the best interest of the City to support Administrative Policy 2026-01 and endorse the accompanying Code of Conduct to facilitate public comment on City-owned social media accounts in accordance with the requirements and limitations set forth therein.

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

SECTION 1: The City Council hereby provides its support of the City's Social Media Policy, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: The City Council hereby endorses the Public Comment Policy (Code of Conduct) within the City's Social Media Policy governing public participation on City-owned social media accounts which encourages civil, on-topic public engagement, and supports content moderation consistent with

the revised Social Media Policy and appropriate time, place, and manner regulations appropriate for such limited public forums.

SECTION 3: This resolution shall become effective upon its passage.

PASSED this _____ day of _____ 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

CITY ORDINANCE NO. 4968

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE § 23-9 RELATED TO THE DEFINITION OF CLASS A MANUFACTURED HOMES; AMENDING LEWISTON CITY CODE § 37-3 RELATING TO THE DEFINITIONS OF “DWELLING, MULTIFAMILY”, “DWELLING, TWO-FAMILY,” AND “CLASS A MANUFACTURED HOME”; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: Lewiston City Code § 23-9 is hereby amended as follows:

Sec. 23-9. – Definitions.

For the purposes of this article, the following words and phrases shall have the following meanings:

...

Class A manufactured home: A manufactured home meeting the following standards:

- (1) Constructed after June 15, 1976, and certified as meeting the manufactured home construction and safety standards of the department of housing and urban development;
- (2) May be either a single section or multisectional manufactured home. Shall be multi-sectional and shall enclose a space of at least four hundred (400) square feet for a single section or not less than one thousand (1,000) at least eight hundred (800) square feet for a multisectional manufactured home;
- (3) Roof pitch shall be not less than a three-foot rise for each twelve (12) feet of horizontal run (3:12) and roof shall have minimum six-inch eave or eave and gutter;
- (4) Has roofing materials which are generally acceptable for site-built housing. Any roofing material may be used provided it has the appearance of a nonmetallic shingle, shake or tile roof;
- (5) Has siding material which has the appearance of wood, masonry or horizontal metal siding. Reflection from horizontal metal siding shall be no greater than that from siding coated with white gloss enamel;

(6) The manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the home is located not more than twelve (12) inches above grade;

(7) Hitch or tongue of manufactured home shall be removed.

...

SECTION 2: Lewiston City Code § 37-3 is hereby amended as follows:

Sec. 37-3. - Definitions.

As used in this chapter:

...

Dwelling, multifamily means a building, including a multidwelling unit manufactured home, containing more than two (2) dwelling units and this is constructed after June 15, 1976 in accordance with the HUD manufactured home construction and safety standards, containing three (3) or more dwelling units; or more than one (1) detached single-family dwelling on one (1) lot; or more than one (1) two-family dwelling on one (1) lot; or any combination thereof, excluding one (1) single-family dwelling with an accessory apartment.

...

Dwelling, two-family means a detached building, including a multidwelling manufactured home, containing two (2) dwelling units and that is constructed after June 15, 1976, in accordance with the HUD manufactured home construction and safety standards, on a single lot containing two (2) dwelling units.

...

Class A manufactured home means the same as set forth in chapter 23 of this Code. ~~means a manufactured home meeting the following standards:~~

- ~~(1) Constructed after June 15, 1976, and certified as meeting the manufactured home construction and safety standards of the Department of Housing and Urban Development;~~
- ~~(2) Shall be multi-sectional and enclose a space of not less than one thousand (1,000) square feet;~~
- ~~(3) Roof pitch shall be not less than a three foot rise for each twelve (12) feet of horizontal run (3:12) and roof shall have minimum six-inch eave or eave and gutter;~~
- ~~(4) Has roofing materials which are generally acceptable for site-built housing. Any roofing material may be used provided it has the appearance of a nonmetallic shingle, shake or tile roof;~~

- ~~(5) Has siding material which has the appearance of wood, masonry or horizontal metal siding. Reflection from horizontal metal siding shall be no greater than that from siding coated with white gloss enamel;~~
- ~~(6) The manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the home is located not more than twelve (12) inches above grade;~~
- ~~(7) Hitch or tongue of manufactured home shall be removed.~~

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this _____ day of _____, 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

CITY ORDINANCE NO. 4972

AN ORDINANCE OF THE CITY OF LEWISTON REPEALLING LEWISTON CITY CODE §§ 37-41.11 AND 37-41A.11; AMENDING LEWISTON CITY CODE § 37-131.2 RELATING TO ACCESSORY APARTMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: Lewiston City Code § 37-41.11, titled “Accessory apartments” is hereby repealed in its entirety and reserved for future use.

SECTION 2: Lewiston City Code § 37-41A.11, titled “Accessory apartments” is hereby repealed in its entirety and reserved for future use.

SECTION 3: Lewiston City Code § 37-131.2 is hereby amended as follows:

Sec. 37-131.2. - Accessory apartments.

Only one (1) accessory apartment, within, detached from, or attached to a single-family dwelling, may be constructed on any residential lot that is at least five thousand (5,000) square feet zoned for single-family residential use and has only one (1) lawful single-family dwelling located on such lot, subject to the following requirements, except as otherwise provided for in the Normal Hill North and Normal Hill South Zoning Districts:

- (1) An accessory apartment shall not exceed ~~six hundred (600)~~ one thousand (1,000) square feet or ~~thirty (30)~~ seventy-five (75) percent of the habitable floor area of the associated single-family dwelling, whichever is greater; ~~provided, however, that an accessory apartment shall never exceed nine hundred (900) square feet;~~
- (2) An accessory apartment shall ~~not contain more than two (2) bedrooms~~ adhere to the maximum lot coverage allowance of the applicable zoning district;
- (3) ~~At least one (1) off-street parking space shall be provided for an accessory apartment;~~ An accessory apartment shall provide a minimum of one (1) off-street parking space per bedroom, up to a maximum of two (2) off-street parking spaces unless one (1) or more of the following conditions exist:
 - a. The principal dwelling unit does not have off-street parking; or
 - b. The street serving the property is not paved or is not designed or constructed for on-street parking, as determined by the public works director or designee; or

- c. The principal dwelling unit is located within one-fourth (1/4) mile of a public transit fixed route, as shown on the city's transit route map, an employment area, or commercial services, as determined by the community development director or designee.

If any of the conditions in subsections (3)(a) through (3)(c) are met, no off-street parking shall be required for the accessory apartment.

- (4) An accessory apartment shall meet the minimum required ~~front, interior side, and street side setbacks~~ of the applicable zoning district, for the associated single-family dwelling unless it is a conversion or replacement of an existing, detached accessory building, in which case the minimum setbacks shall be the same as those of the existing, detached accessory building;
- (5) ~~A detached accessory apartment shall not be located in front of or project beyond the front wall of the associated single-family dwelling~~ An accessory apartment shall not exceed the building height of the associated single-family dwelling;
- ~~(6) An accessory apartment shall maintain a minimum of ten (10) feet from the rear property line, or three (3) feet if abutting a rear alley;~~
- ~~(7) An accessory apartment shall not exceed eighteen (18) feet in height if such accessory apartment is a single story or twenty-eight (28) feet in height if such accessory apartment is a two-story; and~~
- (86) An accessory apartment shall be owned by the same person who owns the single-family dwelling to which such accessory apartment is attached to or detached from.

SECTION 4: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this _____ day of _____, 2026.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk

**CITY OF LEWISTON
SUMMARY OF ORDINANCE NO. 4968**

ORDINANCE NO. 4968: AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE § 23-9 RELATED TO THE DEFINITION OF CLASS A MANUFACTURED HOMES; AMENDING LEWISTON CITY CODE § 37-3 RELATING TO THE DEFINITIONS OF “DWELLING, MULTIFAMILY”, “DWELLING, TWO-FAMILY,” AND “CLASS A MANUFACTURED HOME”; AND PROVIDING AN EFFECTIVE DATE

Section 1 amends Lewiston City Code § 23-9, changing the definition of Class A manufactured home. Section 2 amends Lewiston City Code § 37-3, changing several definitions related to dwellings and Class A manufactured home. Section 3 provides an effective date.

Ordinance No. 4968 is effective upon passage and publication.

CITY OF LEWISTON

By: Daniel G. Johnson
Mayor

Attest: Tanya M. Brocke
City Clerk

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

I, JENNIFER TENGONO, City Attorney, reviewed the foregoing Summary of Ordinance No. 4968. The summary is true and complete, and provides adequate notice to the public pursuant to Idaho Code § 50-901A.

Dated this _____ day of _____ 2026.

JENNIFER TENGONO
City Attorney

**CITY OF LEWISTON
SUMMARY OF ORDINANCE NO. 4972**

**ORDINANCE NO. 4972: AN ORDINANCE OF THE CITY OF LEWISTON
REPEALLING LEWISTON CITY CODE §§ 37-41.11 AND 37-41A.11; AMENDING
LEWISTON CITY CODE § 37-131.2 RELATING TO ACCESSORY APARTMENTS;
AND PROVIDING AN EFFECTIVE DATE**

Section 1 repeals and reserves for future use Lewiston City Code § 37-41.11. Section 2 repeals and reserves for future use Lewiston City Code § 37-41A.11. Section 3 amends Lewiston City Code § 37-131.2 related to the standards governing accessory apartments. Section 4 provides an effective date.

Ordinance No. 4972 is effective upon passage and publication.

CITY OF LEWISTON

By: Daniel G. Johnson
Mayor

Attest: Tanya M. Brocke
City Clerk

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

I, JENNIFER TENGONO, City Attorney, reviewed the foregoing Summary of Ordinance No. 4972. The summary is true and complete, and provides adequate notice to the public pursuant to Idaho Code § 50-901A.

Dated this _____ day of _____ 2026.

JENNIFER TENGONO
City Attorney