



Lewiston Planning & Zoning Commission
LEWISTON COMPREHENSIVE PLAN WORK PLAN DEVELOPMENT COMMITTEE
AGENDA
July 28, 2026 - 5:15 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501

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

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- I. CALL TO ORDER**
 - II. ACTIVE AGENDA**
 - A. APPROVAL OF 6/29/26 MEETING MINUTES (ACTION ITEM)**
 - B. REVIEW OF & DISCUSSION ABOUT WHICH GOALS, OBJECTIVES AND ACTIONS FROM ENVISION LEWISTON 2044 THE COMMITTEE BELIEVES SHOULD BE PURSUED NEXT. THE COMMITTEE WILL ATTEMPT TO DECIDE WHAT TO ADD TO THE WORK PLAN (ACTION ITEM)**
 - C. NEXT STEP(S): DISCUSSION AND DIRECTION FROM THE COMMITTEE TO STAFF (ACTION ITEM)**
 - D. MATTERS THE COMMITTEE MAY HAVE FOR THE GOOD OF THE ORDER**
 - III. 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.



June 29, 2026 Comprehensive Plan Work Plan Committee Meeting Minutes

The Lewiston Comprehensive Plan Work Plan Committee (the Committee) met in the Bell Building Second Floor Conference Room at 215 “D” Street at 5:15 p.m.

I. CALL TO ORDER:

Chair Jacoboni called the meeting to order at 5:15 p.m.

COMMITTEE MEMBERS PRESENT: Committee Chair, Gabe Jacoboni (Planning & Zoning Commission); Emily Wolf, Committee Vice Chair; Mayor, Dan Johnson; Jim Kleeburg (City Council)

COMMITTEE MEMBERS EXCUSED: Jessica Klein (City Council); Zach Battles (Planning & Zoning Commission)

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Luke Antonich, City Engineer; Justin Glenn, Parks & Recreation Director

II. APPROVAL OF 7/15/25 MEETING MINUTES

The 7/15/25 committee meeting minutes were approved by consensus after a motion by Vice Chair Wolf & second by Chair Jacoboni, respectively.

III. PRESENTATION OF EAST LEWISTON TRANSPORTATION NETWORK ANALYSIS (ELTNA, the ANALYSIS)

City Engineer, Luke Antonich, presented to the Committee a list of the goals, objectives, and actions from Envision Lewiston 2044 that the ELTNA is aligned with. The Committee added the ELTNA to the Comprehensive Plan Work Plan at their 7/15/25 meeting. The Analysis was prepared by consultants J.U.B. Engineering for the City to identify future street corridors and alignments in two priority areas, which are depicted on the ELTNA Priority Zones Map.

These future street corridors will be necessary to accommodate future vehicle trips generated by ongoing and future development. Such trip generation was forecast by the consultants. The intent is to develop mechanism(s) to preserve the street corridors identified in the Analysis in order to obtain the rights of way necessary for the related streets to be developed. This is a long-range plan, and the related streets will likely not be developed for twenty years, or more.

IV. Presentation on New Parks and Open Space Master Plan (P&OSMP, the PLAN)

Parks and Recreation Director, Justin Glenn reported to the Committee on the status of the Plan update. He and the Parks and Recreation Commission are identifying the needs for the Plan update. They are many and include development of method(s) to acquire and/or fund park land acquisition and maintenance. This may involve adoption of development impact fees and/or acquisition of or funding for parkland as a requirement of developers through the subdivision process. The new P&OSMP likely won't be completed for another year.

Director Glenn provided the Committee an update on the status of various parks facilities maintenance, including Bert Lipps Pool and Fenton Gym. He also reported on discussions with the Army Corps of Engineers (the Corps) about divesting the City of its responsibilities in maintenance of the baseball fields in North Lewiston and the green belt along the rivers.

V. NEXT STEP(S)

Plaskon stated that completion of a new P&OSMP is the only remaining initiative left to be done on the current, two-year Comprehensive Plan Work Plan. He will schedule another Committee meeting to discuss what next to add to the Work Plan, perhaps something from the Community Character Chapter or the Economic Development Chapter, or both, of the Comprehensive Plan. Initiatives taken on thus far have all been related to zoning, transportation, and parks.

VI. ADJOURNMENT

There being no further business, Chair Iacoboni adjourned the meeting at 5:59 p.m.

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ENVISION LEWISTON 2044 COMPREHENSIVE PLAN WORK PLAN 2024-2025, ADDENDUM, AMENDED BY COMMITTEE ON 7-15-25

ACTUAL INITIATIVE PURSUED	RELATED ACTION PLAN ACTION(S) LISTED IN PLAN	RELATED OBJECTIVE(S) LISTED IN PLAN	LISTED IN RELATED GOAL(S)	LISTED IN PLAN RESPONSIBLE PARTY	FUNDING & OTHER RESOURCE(S) NEED(S) & AVAILABILITY	TIMELINE FOR COMPLETION	STATUS
Zoning code amendments to reduce the minimum required lot width in the R3 Zone, increase the allowable density for multi-family development in the R3 Zone, add a requirement for an outdoor recreation area to be provided for multi-family development in residential and mixed-use zones, to add flexibility to uses permitted in the R-4 Zone, to decrease the maximum allowable building height in the R-4 Zone, and to add multi-family residential as a conditional use in the C-6 Zone.	PR. 1.1.1 Identify and install age-friendly amenities. Lewiston's growing older adult population has different recreational needs than other demographics, and improvements to City parks and recreational facilities should be accessible and accommodate ADA residents. TC 2.1.3 Support land use policies that promote mixed use development and density of housing and employment to support alternative modes of transportation. LU 2.1.1 Conduct a review of the Land Use Code and implement modifications to facilitate diverse, scale-appropriate housing options across Lewiston. ED. 2.3.2 Attract an increased variety of housing types to accommodate new workers. ED. 4.3.3 Evaluate the commercial zoning districts in the zoning code to ensure relevant	PR. 1.1 Accommodate a wide range of ages. Expand recreation offerings to align with community needs by installing age-friendly amenities at City park spaces. TC 2.1 Enhance traditional transit and on-demand transit access and service. Increase mobility for users who rely on transit services. LU. 2.1 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. ED. 2.3 Improve housing affordability for lower-income households. Housing is a critical element in the attraction and long term retention of employees, and is needed at all levels of income but is mostly in demand at lower price points. ED. 4.3 Re-	PR. 1 Diversify recreational offerings to meet the needs of the community. TC 2 Improve livability while addressing the needs of all transportation modes. LU. 2 Provide housing choices throughout Lewiston. ED. 4 Continue developing unique places and explore emerging areas for revitalization. H 2 Diversify housing options.	Comp Plan Work Plan Dev Committee & CDD staff	No funding needed. Other resource need is staff time, which is being allocated, as appropriate & available.	Feb-24	Completed, minus the addition of the requirement for outdoor recreation areas for multi-family residential developments. City Council approved on 1/27/25 related Ordinance 4936, but having removed the aforementioned outdoor recreation area requirement.
Rezone (upzone) along 21st St and Thain corridors & in the Sunset Neighborhood area from R2 and R2A to R3 and R4.	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 2.1.1 Conduct a review of the Land Use Code and implement modifications to facilitate diverse, scale-appropriate housing options across Lewiston. ED. 2.3.2 Attract an increased variety of housing types to accommodate new workers. H 1.1.2 Explore opportunities for increasing production of affordable housing by increasing the supply of rental units serving residents currently receiving rental subsidies, or by getting involved in the development of public housing. This may include pursuing public-private partnerships to fund development, establishing a housing authority, and other actions such as amending the	City park spaces. ED. 2.3 Improve housing affordability for lower-income households. Housing is a critical element in the attraction and long term retention of employees, and is needed at all levels of income but is mostly in demand at lower price points. H. 1.1 Improve quality of and access to affordable housing. Implement related existing plans and identify solutions for housing access. H 1.3 Evaluate regulations for barriers to housing. Assess and amend subdivision and zoning regulations to change factors that limit the ability to build new housing where appropriate. H 2.2 Reduce barriers to missing middle housing typologies. Study and reduce or eliminate barriers to allow for additional housing typologies that are not currently being built. H 2.4 Incentivize a variety of housing types. Enable additional tools and	LU 1 Accommodate future development and redevelopment. ED. 2 Attract and retain a skilled workforce. H 1 Increase housing quality and production. H 2 Diversify housing options.	Comp Plan Work Plan Dev Committee & CDD staff	Funding needed is for postage for notification mailings to property owners. The CDD postage budget will be impacted and could be overrun. This is yet tbd, as of 12/4/24.	Dec-25	P&ZC hearing held on the northerly upzone area (along the 21st St corridor) on 5/27/26 & recommended approval with amendment of related map 1B for the R4 & R3 Zones to be separated at 23rd St. City Council hearing will be scheduled for August.

Zoning code amendments to small lot development standards	LU 1.2.2 Incentivize quality development by establishing urban design and architectural criteria that would allow development to qualify for expedited review/permitting and/or reduced fees. LU 2.1.1 Conduct a review of the Land Use Code and implement modifications to facilitate diverse, scale-appropriate housing options across Lewiston. LU 2.2.2 Develop and implement design standards that guide the development of denser residential projects to ensure compatibility with existing neighborhoods. Considerations should include transition, scale, sight lines, and architectural characteristics. H 3.1.1 Identify areas within walking distance of existing or planned transit services and direct resources to encourage missing-middle and denser housing types in those locations.	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. LU 2.1 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. LU 2.2 Allow for density by ensuring compatibility. Build additional housing types in a scale appropriate way that fits into existing neighborhoods. H 3.1 Capitalize on existing plans. Focus resources in areas planned for additional density.	LU 1 Accommodate future development and redevelopment. LU 2 Provide housing choices throughout Lewiston. H 3 Target housing production in opportunity zones.	CDD staff.	No funding needed. Other resource need is staff time, which is being allocated, as appropriate & available.	Feb-25	Completed, with City Council having adopted related Ordinance 4935 on 2/24/25.
Evaluate and amend landscape code.	NH 2.1.1 Allocate resources and exceed baseline funding requirements to invest in programs like Tree City USA, promoting and expanding the urban tree canopy. Focus efforts on areas with less tree coverage. NH 2.1.2 Incentivize or require tree planting in new developments, especially along streets and in and around parking lots. Incorporate street tree planting standards into the subdivision code. NH 2.1.3 Explore allocating resources or incentives for existing commercial properties with large paved parking areas to incorporate trees to mitigate urban heat islands.	NH 2.1 Expand the urban tree canopy. Promote and expand the urban tree canopy where possible.	NH 2 Increase resilience and sustainability by being good stewards of the environment	Comp Plan Work Plan Dev Committee & CDD staff	No funding needed. Other resource need is staff time, which is being allocated, as appropriate & available.	April or May 2024	Dead. Recommended by P&ZC for approval by CC. CC hearing on 5/12/25, & 1st reading of related Ord 4942 passed. 2nd & 3rd readings & adoption FAILED at the 6/9/25 CC meeting.

Off-street parking code amendments	H 1.3.3 Study and act to overcome barriers to housing development for housing types that are not currently being built (e.g., multifamily and missing-middle housing). Barriers may include parking requirements, state restrictions on uses of funding, environmental review, developer infrastructure investments, permitting timelines, land availability, lack of land zoned for these housing types, lack of zoning code use by right allowance for these housing types, and others.	H 1.1 Increase housing quality and production.	H 1 Increase housing quality and production.	Comp Plan Work Plan Dev Committee & CDD staff	No funding needed. Other resource need is staff time, which is being allocated, as appropriate & available.	Feb-24	Completed, with City Council having adopted related Ordinance 4939 on 2/24/25.
		H 2.2 Reduce barriers to missing middle housing typologies. Study and reduce or eliminate barriers to allow for additional housing typologies that are not currently being built. H 2.4 Incentivize a variety of housing types. Enable additional tools and incentives for development of ADUs and other housing types that tend to be lower in cost and result in increased density.	H 2 Diversify housing options.				
			PR 1 Diversify recreational offerings to meet the needs of the community PR 3 Develop an updated Parks Plan				
	ED 2.2 Support partners to mitigate barriers to employee retention. Collaborate with appropriate organizations to help retain Lewiston's workforce.		ED 2 Attract and retain a skilled workforce				
	ED 2.3 Improve housing affordability for lower-income households. Housing is a critical element in the attraction and long term retention of employees, and is needed at all levels of income but is mostly in demand at lower price points.		ED 2 Attract and retain a skilled workforce				

	LU 2.1.1 Conduct a review of the Land Use Code and implement modifications to facilitate diverse, scale-appropriate housing options across Lewiston.	LU 2.1 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.	LU 2 Provide housing choices throughout Lewiston			
	ED 3.1.3 Evaluate the zoning code to ensure define and recognize small scale manufacturing uses and identify areas it would be appropriate.	ED 3.1 Support the emerging base of small-scale advanced manufacturing. Continue bringing quality jobs to Lewiston by attracting new companies and entrepreneurs in existing and emerging industries.	ED 3 Build on industry strengths while exploring new opportunities			
Develop an updated Parks & Open Space Plan (PR.3).	PR.3.1.1 Identify and plan for additional recreational offerings in areas with fewer existing facilities. Consider demographic and geographic factors to identify areas that need increased recreational opportunities and prioritize their construction including small scale pocket parks and corner parks in underserved areas.	PR.3.1 Evaluate future recreational locations. Prioritize future recreational development to distribute parks, open space, and trails more	PR.3.1 Evaluate future recreational locations. Prioritize future recreational development to distribute parks, open space, and trails more equitably. Consolidate where appropriate and repurpose existing properties based on community needs.	Parks & Rec Director & Parks & TBD. Rec Commission.	By end 2026.	In progress. Parks Director gave presentation status to Committee on 6/26/26. Plan update likely not to be completed until end this year or possibly even 2027.
	PR.1.1.1 Identify and install age-friendly amenities. Lewiston's growing older adult population has different recreational needs than other demographics, and improvements to City parks and recreational facilities should be accessible and accommodate ADA residents.	PR.1.1 Accommodate a wide range of ages. Expand recreation offerings to align with community needs by installing age-friendly amenities at City park spaces.	PR.1 Diversify recreational offerings to meet the needs of the community.			
		PR.1.1.2 Engage with middle school- to high school-age community members to identify and design programs specifically for individuals not participating in formal sports within these age groups.				

	PR.2.1.1 Develop relationships with underserved populations to engage and understand their needs when planning for future improvements in recreational facilities and programs. Program or PR.2.1.2 Collaborate with community organizations such as schools, Boys and Girls Club, and other community partners to gather ongoing feedback on recreational needs. Conduct surveys, workshops, or focus groups to ensure inclusive input.	PR.2.1 Expand community engagement and involvement. Make efforts to ensure community input is representative of all community members.	PR.2 Strengthen partnerships to maximize recreational offerings			
Conduct East Lewiston Transportation Network Analysis		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.	LU.1 Accommodate future development and redevelopment.	City Engineer, Luke Antonich.	Funded (\$150k for consultant, Summer 2026. Kittleson & Associates).	Analysis completed by consultant, put out for public comment, & presented to CC. PW staff doing final review in prep for presentation to CC for adoption, likely July 2026. City Engineer to present to Committee on 6/26/26.
	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.3.2.1 Develop and implement growth directives that guide development to locations where infrastructure capacity is present or committed for future development.	LU.3.1 Collaborate Planning with Nez Perce County. Enhance A01. the partnership with Nez Perce County to ensure better coordination on shared planning goals. 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 Coordinate growth in the			

TC.5.1.4 Preserve adequate right-of-way for future transportation corridors and Improvements.	TC.5.1 Collaborate with regional partners. Strengthen relationships with area entities to improve the transportation system in and to Lewiston.	TC.5 Develop partnerships and leverage funding opportunities.
TC.1.1.1 Regularly identify high-crash locations and prioritize improvements to mitigate crash patterns. 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 midblock crossings on collectors and arterial roads. TC.1.2.4 Develop and adopt complete streets design standard that utilizes designs 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.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 Promote a safe transportation system for all users.
TC.2.2.1 Establish complete street standards that emphasize multimodal options and safety for all users. 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.2.2 Provide a non-motorized transportation system. Enable active mobility options for all users and abilities. 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 Improve livability while addressing the needs of all transportation modes.

TC.3.3.1 Regularly update pavement conditions within the pavement management system.	TC.3.1 Facilitate the efficient movement of goods. Attract economic activity with movement of goods to, from, and through the City.	TC.3 Advance economic growth, and quality of life through transportation.
TC.3.2.1 Require adequate connectivity of new developments to the existing and future transportation system.	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.3.4.2 Prioritize improvements in transportation facilities and services that support access to jobs.		
TC.4.1.1 Incorporate public engagement within future updates to the Transportation Plan.	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 Attain buy-in and consensus from the community and partners
TC.5.1.1 Invite input from local and regional partners such as emergency response agencies and port, MPO, RTP0, airport. TC.5.1.2 Be an active participant in regional planning processes including efforts conducted by the Lewis and Clark Valley Metropolitan Planning Organization, the City of Clarkston and other neighboring towns/cities, Nez Perce and Asotin counties, and both the Idaho Transportation Department (ITD) and Washington Department of Transportation (WSDOT). TC.5.1.4 Preserve adequate right-of-way for future transportation corridors and Improvements.	TC.5.1 Collaborate with regional partners. Strengthen relationships with area entities to improve the transportation system in and to Lewiston.	TC.5 Develop partnerships and leverage funding opportunities.

Develop a new Transportation Master Plan & Sidewalk Master Plan	TC.1.1.1 Regularly identify high-crash locations and prioritize improvements to mitigate crash patterns. TC.1.1.3 Consider adopting a policy regarding the implementation of traffic calming measures on residential streets to slow traffic and discourage cut-through traffic on small residential streets. 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 midblock crossings on collectors and arterial roads. TC.1.2.4 Develop and adopt complete streets design standard that utilizes designs 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 TC.2.1.1 Update the Transportation Plan and any modal plans as needed. TC.2.2.1 - Establish complete street standards that emphasize multimodal options and safety for all users. TC.2.2.3 Prioritize projects that implement multimodal plans including bicycle boulevard projects in the LCVMPPO Bicycle Master Plan. TC.2.2.4 Identify gaps in the non-motorized transportation network for all user abilities and prioritize projects to address these gaps through implementation of the annual bicyclist and pedestrian count program. TC.2.2.5 Implement ADA transition plans and require new development to provide non-motorized facilities, including bicycle and pedestrian facilities such as connections to trails. TC.2.4.2 Identify where additional connections between neighborhoods, the waterfront and key destinations can be	TC.1.2 Promote safer alternatives. Design a system for safety for all users. TC.2.2 Provide a non-motorized transportation system. Enable active mobility options for all users and abilities.	TC.1 Promote a safe transportation system for all users. TC.2 Improve livability while addressing the needs of all transportation modes.	Public Works Director, Dustin Johnson.	\$250k budgeted from the Transportation & Arterial Improvement Fund.	End of 2027.	RFP planned for July 2026.
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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. TC.3.4.3 Look for opportunities to incorporate improved aesthetics and amenities into designing transportation projects to enhance the travel experience and quality of life, especially along corridors with commercial, institutional, and mixed uses. TC.3.4.2 Connect and improve routes to and from transit service areas for nearby users.	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.3.4 Organize efforts for optimal outcomes. Coordinate projects with other departments to maximize public investment. TC.3.4 Increase Accessibility. Increase public transit services, including traditional and on-demand services throughout the city to better service key destinations including the airport, healthcare facilities and other essential services.	TC.3 Advance economic growth, and quality of life through transportation.
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LU.3.1.1 Establish an ongoing, collaborative framework with Nez Perce County to plan for the future of the A01 including right-of-way acquisitions and street design during subdivision applications and annexation agreements. LU.3.2.1 Develop and implement growth directives that guide development to locations where infrastructure capacity is present or committed for future development.	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. 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.3.2 Strategize growth direction. Work with Nez Perce County to direct growth to areas with available, committed, or planned infrastructure capacity.	LU.1 Accommodate future development and redevelopment. LU.3 Coordinate growth in the A01.
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