



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
August 12, 2026 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

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

I. CALL TO ORDER

II. CITIZENS COMMENTS

An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three (3) minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF JULY 22, 2026 MEETING MINUTES (ACTION ITEM)

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

- C. APPROVAL OF THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC-26-2 BY JESSICA AND KYLE BEAN (ACTION ITEM):** The applicant requests a zone change from Low Density Residential, R2A, Zone to Medium Density Residential, R3, Zone for the 2.01 acres at 3525 13th Street. - Action Item ()

- D. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONING CODE AMENDMENT ZA-02-26, LANDSCAPING:** : The Planning and Zoning Commission will consider amending various provisions of the Zoning Code specific to the purpose of and requirements for landscaping in development and redevelopment, including elimination of the shade coverage requirement and change to the amount of interior parking lot landscaping required. The Commission will make a recommendation to City Council to approve or deny the proposal.

- Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

- A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF AUGUST 26, 2026 (MEDIUM DENSITY RESIDENTIAL, R3, ZONE AND HIGHER DENSITY RESIDENTIAL, R4, ZONE DISCUSSION AND DIRECTION TO STAFF REGARDING POTENTIAL AMENDMENTS).**

V. ADJOURNMENT (Action Item) - Action Item

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