

July 12, 2023

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

Planning & Zoning meetings are recorded live. To view the full video, go to <https://livestream.com/accounts/11220190> and select Planning & Zoning.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Michael Busch, Chair; Gabriel Iacoboni, Vice Chair; Kevin Kelly; Kathy Branson; Maureen Anderson; Cynthia Ball

COMMISSIONERS EXCUSED: Justin Merwin

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Dawn Ortiz, Community Development Specialist; Aaron Butler, IT; Jennifer Tengono, Assistant City Attorney

II. CITIZEN COMMENTS

None

III. APPROVAL OF MAY 24, 2023 MEETING MINUTES (ACTION ITEM)

Commissioner Branson and Vice Chairperson Iacoboni moved and seconded, respectively, approval of the May 24, 2023 meeting minutes. The motion carried 6-0.

IV. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR LAND USE APPLICATION ZNC23-000005 BY JOE & FRANCES MCCANN FAMILY LIMITED PARTNERSHIP (ACTION ITEM):

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

City Planner Joel Plaskon provided a verbal summary of the staff report with maps and photos so the commission can get geographically familiar with the area.

Commissioner Branson asked staff Plaskon to point out the residential structures in reference to the Nez Perce Terrace PUD. Staff Plaskon pointed out the locations on the maps from his presentation and stated there are currently no residential structures in the Nez Perce Terrace PUD, rather they are south of that PUD.

Commissioner Kelly asked staff Plaskon if he knew how far the parcel in review is from the residential structures to the South. Staff stated the applicant’s representative stated 800 feet.

There being no further questions Chair Busch asked the applicant for testimony.

Applicant's representative Eric Hasenoehrl with Keltic Engineering, 315 Adams Lane in Lewiston, ID stated that Nez Perce Terrace PUD has multiple zones that started in 1999. The material on the parcel is from when Nez Perce Drive was constructed. PUD is set up to create a transition of high to low residential zoning from north to south. The parcel fits nicely into the Nez Perce Terrace PUD. He requests approval of this land use change.

Commissioner Ball asked if there is any room or long term plans to make Gun Club Rd more traffic worthy, in terms of safety improvements.

Mr. Haesenoeherl stated Gun Club Road is owned by the City and the County and there should be some discussion between the two entities to discuss the improvement of the road and orderly development.

Commissioner Ball asked if the county was aware of the land use change.

Staff Plaskon stated the county is notified about all land use applications and there was no comment provided by them on this application.

There being no further questions for the applicant Chair Busch asked for public comment.

Staff Plaskon stated the City received a letter dated July 7th, 2023 in strong support from Bill Lawson. See Appendix A.

There being no further public comment, Chair Busch closed the public hearing

After deliberation and discussion of relevant criteria, commissioners Kelly and Branson moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving ZNC23-000005. Motion passed 6-0.

V. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for July 26, 2023 meeting.

All current commissioners besides Commissioners Kelly will be in attendance at the next meeting on July 26, 2023.

Staff Plaskon stated Comprehensive Plan rewrite is still moving along and has asked Logan Simpson to present in front of the City Council. The July 26th, 2023 Planning and Zoning Commission meeting does not have any public hearings at this time, but there will be a reasoned statement for review from tonight's hearing.

Assistant City Attorney Jennifer Tengono provide a handout to the commission for their binders on the changes to state statute, relative to records retention.

VI. ADJOURN

There being no further business, Chair Busch and Commissioner Anderson moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 6:13 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2023.

Appendix

A & A CONSTRUCTION & DEVELOPMENT, INC.

621 W. Mallon Ave., Suite 509, Spokane, WA 99201

Phone (509) 624-1170 Fax (509) 624-1255

July 7, 2023

Lewiston Planning & Zoning Commission
Bell Building – Second Floor Conference Room
215 D Street
Lewiston, Idaho 83501

Subject: Letter of Support for Zone Change from F-2 Farming to C-6 Commercial – ZNC23-5

Dear Commission:

I am writing this letter to express my strong support for the proposed zone change from F-2 Farming to C-6 Commercial, as requested by Joe & Frances McCann Family Limited Partnership. As a developer in the local community and a believer in responsible economic development, I firmly believe that this change will bring numerous benefits to our area.

First, the proposed zone change aligns with the evolving needs and aspirations of the Lewiston community. Over the years, Lewiston has experienced significant growth, both in terms of population and economic activity. As a result, there is a pressing need for commercial development that can cater to the growing demands of our residents. The C-6 Commercial zoning designation will allow for the construction of modern commercial facilities, which will enhance the quality of life for our community members.

The proposed zone change presents an opportunity for increased job creation and economic prosperity. By encouraging commercial development in the area, we can attract new businesses, thereby stimulating local employment opportunities. This will bolster our local economy, generate tax revenue, and contribute to the overall growth and vitality of our city. The infusion of new businesses will also lead to increased competition, potentially resulting in improved services and lower prices for consumers.

I have full confidence in the abilities and track record of Joe & Frances McCann Family Limited Partnership. They have demonstrated their commitment to responsible development in our community, having successfully completed several notable projects in the past. Their projects have always been characterized by high-quality design, adherence to environmental standards, and thoughtful integration with the surrounding area. I have no doubt that they will bring the same level of professionalism and attention to detail to this proposed development, ensuring that it is a valuable addition to our community.

I understand that concerns may arise regarding potential impacts on traffic, infrastructure, and the environment. However, I believe that these concerns can be effectively addressed through careful planning and collaboration between the local authorities and the developer. By implementing appropriate mitigation measures, such as traffic management strategies, infrastructure improvements, and sustainable design practices, we can ensure that the proposed commercial development harmoniously coexists with the existing community.

In conclusion, I urge the City Planning Department to seriously consider the zone change from F-2 Farming to C-6 Commercial as proposed by Joe & Frances McCann Family Limited Partnership. This change aligns with the evolving needs of our community and will contribute to our economic growth and vitality. With responsible planning and collaboration, we can address any concerns and create a development that enhances our community's well-being.

Thank you for your time and consideration. Please feel free to contact me if you require any additional information or if I can be of further assistance.

Sincerely,



Bill Lawson