



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
February 14, 2024 - 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. 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. 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 minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF JANUARY 24, 2024 MEETING MINUTES (ACTION ITEM)

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP24-1 BY STEVE CARLTON (ACTION ITEM): The applicant requests conditional use permit approval for small lot development on 17 building lots in the Carlton Hangar Subdivision, located on the east of 4th Street, north of the LifeCare Center at 325 Warner Drive, and south of Walker Field, in the Low Density Residential, R2, Zoning District. Small lot development is allowed by Conditional Use Permit, subject to the requirements of section 37-33 of City Code, standards for small lot development. - Action Item

C. PRELIMINARY PLAT – GLASPELL ADDITION (ACTION ITEM): The Glaspell Addition preliminary plat proposes to plat approximately 2.82 acres of property located between Airway Ave and undeveloped Bryden Avenue, and east of 18th Street, into two lots. - Action Item

IV. STAFF-COMMISSION COMMUNICATIONS

A. QUERY OF COMMISSIONERS FOR THE FEBRUARY 28, 2024 MEETING

V. 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 the Community Development Specialist at least forty-eight (48) hours in advance of the meeting at 208-746-1318, ext. 7265.

January 24, 2023

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

I. CALL TO ORDER

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

COMMISSIONERS EXCUSED: Kevin Kelly

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. ACTIVE AGENDA

A. APPROVAL OF JANUARY 10, 2024 MEETING MINUTES (ACTION ITEM)

Commissioner Branson and Vice Chair Iacoboni moved and seconded, respectively, approval of the January 10, 2024 meeting minutes. The motion carried 5-0.

B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS APPROVING CONDITIONAL USE PERMIT APPLICATION CUP23-6 BY STEVE CARLTON (ACTION ITEM):

Commissioners Busch and Anderson moved and seconded, respectively, to approve the Reasoned Statement for CUP23-6 as written. Motion passed 5-0.

C. PUBLIC HEARING- ZONING CODE AMENDMENT ZA-03-23 TO CHANGE SEC 37-193, PENALTY (ACTION ITEM):

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

Staff Plaskon provided short summery on this code change to make this section of the zoning code consistent with state code.

There being no questions for staff, Chair Ball asked the public comment. There being no public comment, Chair Ball closed the public hearing.

After deliberation and articulating reasons for the proposed recommendation. Commissioners Busch and Branson moved and seconded, respectively, to recommend approval of ZA-03-23 to the City Council. Motion passed 5-0.

D. PUBLIC HEARING- ZONING CODE AMENDMENT ZA-04-23 TO CHANGE SEC 37-140.1 HOME OCCUPATION GENERAL PROVISIONS (ACTION ITEM):

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

Staff Plaskon provided a short summery on this code change.

Commissioner Busch asked if this would not allow home occupations to have signs.

Staff Plaskon stated no it makes the existing sign code and home occupation code coincide. Home occupations would still be able to have their limited signage, as per the sign code.

Chair Ball asked if the sign code was written before or after this code.

Staff Plaskon stated the sign code was rewritten after this code was written.

There being no further questions for staff, Chair Ball asked the public comment. There being no public comment Chair Ball closed the public hearing.

After deliberation and articulating reasons for the proposed recommendation, Commissioner Anderson and Vice Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-04-23 to the City Council. Motion passed 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

Staff Plaskon stated the consultant is working hard on the Comprehensive Plan Draft and hopefully have a draft for the steering committee in the next month.

A. Query of Commissioners for February 14, 2024 meeting.

All current commissioners present besides Branson plan to be in attendance for the February 14, 2024 meeting.

Vice Chair Iacoboni asked staff if there has been any movement on filling the open position on the Commission.

Staff Plaskon stated Emily Wolf was recommended by the interview committee for appointment to the Planning and Zoning Commission. Waiting for City Council to approve the appointment.

V. **ADJOURN**

There being no further business, Commissioners Branson and Busch moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 5:47 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2024.

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 testimony. This public hearing will be held at a meeting which may have additional public hearings on the agenda.

WEDNESDAY FEBRUARY 14, 2024 at 5:30 P.M.
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. 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 Youtube page or the City's website at cityoflewiston.org.

Testimony for public hearings may be made: in-person at the meeting, by emailing Dawn Ortiz at dortiz@cityoflewiston.org, or by calling (208) 746-1318 ext 7265 and leaving a message.

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

CONDITIONAL USE PERMIT APPLICATION CUP24-1 BY STEVE CARLTON: The applicant requests conditional use permit approval for small lot development on 17 building lots in the Carlton Hangar Subdivision, located on the east of 4th Street, north of the LifeCare Center at 325 Warner Dr. and south of Walker Field (as depicted on the attached map), in the Low Density Residential, R2, zoning district. Small lot development is allowed by Conditional Use Permit, subject to the requirements of section 37-33 of City Code, standards for small lot development.

Any person (or persons) may support or oppose the applicant's request. **Persons receiving this notice are encouraged to provide testimony/comment.**

For further information on the above zoning action, the public hearing process, or appeal process, please contact the Community Development Department at (208) 746-1318, ext. 7261 or khollingshead@cityoflewiston.org. Our offices are located at 215 'D' Street, Lewiston. Business hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Notice of this public hearing was mailed on 1/xx/24 and xx persons were noticed.

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at (208) 746-1318, ext. 7202.

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 testimony on

Wednesday February 14, 2024 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. 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 Youtube page or the City's website at cityoflewiston.org.

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FOR FURTHER INFORMATION AND TO SUBMIT TESTIMONY, contact the Community Development Department at (208) 746-1318, ext. 7261.

Hearing notice publication date: Sunday, January 28, 2024.

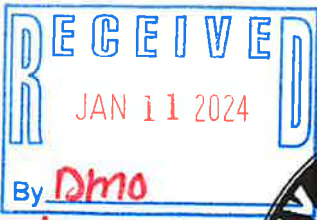
City of Lewiston



OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
LAYBOURN MIKE		406 PARK AVE	LEWISTON	ID	83501	406 PARK AVE
SCHOOL INDEPENDENT DISTRICT #1		3317 12TH ST	LEWISTON	ID	83501	344 PRESTON AVE
MORRIS TIMOTHY		403 WARNER AVE	LEWISTON	ID	83501	403 WARNER AVE
MILL RODNEY D &	MILL DEBBIE KAY	402 PARK DR	LEWISTON	ID	83501	402 PARK DR
CARLTON STEVEN W		1103 BRYDEN AVE	LEWISTON	ID	83501	
GREGG JANET D		3235 4TH ST	LEWISTON	ID	83501	3235 4TH ST
CARLTON STEVEN W		1103 BRYDEN AVE	LEWISTON	ID	83501	
MCGREGOR MARC M &	PAINE ROBERT GERALD	PO BOX 850	PONDERAY	ID	83852	
JORDAN MICHAEL J &	JORDAN KENNA J	409 WARNER AVE	LEWISTON	ID	83501	409 WARNER AVE
LEWIS LARRY E &	LEWIS RAQUAL J	406 PARK DR	LEWISTON	ID	83501	406 PARK DR
BBA PROPERTIES L L C		PO BOX 874	LEWISTON	ID	83501	3225 4TH ST
WASHINGTON TRUST BANK TRTSEE &	MCGREGOR MARC M	PO BOX 850	PONDERAY	ID	83852	
MCGREGOR MARC M &	PAINE ROBERT GERALD	PO BOX 850	PONDERAY	ID	83852	
BALDWIN TOBIN M &	BALDWIN CARLEEN M	409 PARK DR	LEWISTON	ID	83501	409 PARK DR
METZ EUGENE B &	METZ DENISE M	410 WARNER AVE	LEWISTON	ID	83501	410 WARNER AVE
MAYER TERRY L &	MAYER DONNA L	3311 4TH ST	LEWISTON	ID	83501	3311 4TH ST
BISHOP CHRISTOPHER &	BISHOP STACIE	408 PARK DR	LEWISTON	ID	83501	408 PARK DR
POPE RYAN D &	POPE LAURA M	405 WARNER AVE	LEWISTON	ID	83501	405 WARNER AVE
HANNON THOMAS T		401 PARK DR	LEWISTON	ID	83501	401 PARK DR
SHEPARD DEANNA		404 PARK AVE	LEWISTON	ID	83501	404 PARK AVE
RUDOLPH DANIEL E &	RUDOLPH RUSANNE R	3217 4TH ST	LEWISTON	ID	83501	3217 4TH ST
VONTESCH-MCGAHUEY JANICE M		3309 4TH ST	LEWISTON	ID	83501	3309 4TH ST
NICKLES NATHAN W &	NICKLES SARAH E	407 PARK DR	LEWISTON	ID	83501	407 PARK DR
CLEARWATER MEDICAL INVESTORS		3001 KEITH ST	CLEVELAND	TN	37312	325 WARNER DR
JONES DUSTIN ROGER		613 BRYDEN AVE STE C PMB 121	LEWISTON	ID	83501	3221 4TH ST
HOLLENBECK LANNY R &	HOLLENBECK ALICE M	410 PARK AVE	LEWISTON	ID	83501	410 PARK AVE
KESLER ROBERT &	KESLER GERALDINE	402 WARNER AVE	LEWISTON	ID	83501	402 WARNER AVE

City of Lewiston





Pd #325-
by C.C.



STAFF USE ONLY	
Case Number:	CUP24-1
Hearing Date:	2.14.2024
Nature of CUP Application:	Small lot development on 17 lots within the Carlton Hanger Subdivision

APPLICATION FOR CONDITIONAL USE PERMIT

(Pre-application meeting strongly encouraged)

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

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

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

APPLICANT INFORMATION

Full Name: Carlton, Steve Date: 1/9/2023
Last First M.I.

Address: 1103 Bryden
Street Address Apartment/Unit #

Lewiston, ID 83501
City State ZIP Code

Phone: 208-791-7681 (cell) Email: steve@stevecarltonconstruction.com

OWNERSHIP INFORMATION

Property Owner Name: See Applicant Information

Phone: _____ Email: _____

Mailing Address: _____

PROPERTY INFORMATION

Street Address of Subject Property: Hanger Development (multiple lots)

Subdivision Name: _____ Block: _____ Lot: _____

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

Property Zoning: R-2

NATURE OF YOUR REQUEST

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

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

PLAN INFORMATION

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

Site plans shall include the following:

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

- ☐ All building locations, size and uses, labeled as existing and/or proposed; NOT APPLICABLE
- ☒ Driveways and parking spaces;
- ☒ Landscaping;
- ☐ Location of garbage dumpsters NOT APPLICABLE
- ☒ Other information, as directed by the Community Development Director, necessary to fully explain and describe the nature of the request.

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

APPLICATION SUBMITTAL AND PROCESSING

Incomplete applications will not be processed.

Application fee must be paid at the time of submittal.

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

APPLICANT'S CERTIFICATION

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

Signature of Applicant: _____

Date: _____

The Property Owner hereby authorizes this application:

Signature of Owner: _____

Date: _____

Application for Conditional Use Permit
Steve Carlton, Hanger Development

Nature of Your Request Responses

1. Proposing that lots marked "SLD" on the attached site plan be designated as "Small Lot Development" lots, that will adhere to the standards as indicated in the zoning ordinance. The developer would like to construct 3-bedroom duplex units on these lots. The allowable coverage for a small lot development will allow for a 3-bedroom unit on a $\pm 10,000$ s.f. lot. The proposed duplex units fit within the required setbacks.
2. The $\pm 10,000$ s.f. lots have the utilities set up for duplexes. Each unit in the duplex will have a separate hook-up for water, power, sewer and data. These utilities are installed.
3. Answers as follows:
 - a. The proposed use will not result in conditions that will generate a nuisance.
 - b. The proposed use will allow for a 3-bedroom vs. 2-bedroom unit so users will have a more desirable residential layout.
 - c. The proposed use will be in harmony with the proposed residential development. This is residential, family-oriented development with a mix of duplex and single family residential units. The proposed single family and duplex units will have 3 bedrooms.
 - d. The proposed use will not endanger the environment or the public health or safety. The curb, gutters, sidewalks, and roads have been installed as indicated on the drawings. It is consistent with an R-2 residential neighborhood development.
 - e. The proposed use will be in substantial conformance with the comprehensive plan of the city. A small lot development is allowed in the zoning requirements for a R-2 use, with the approval of a conditional use.

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-33. - Small lot development or zero lot line 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:

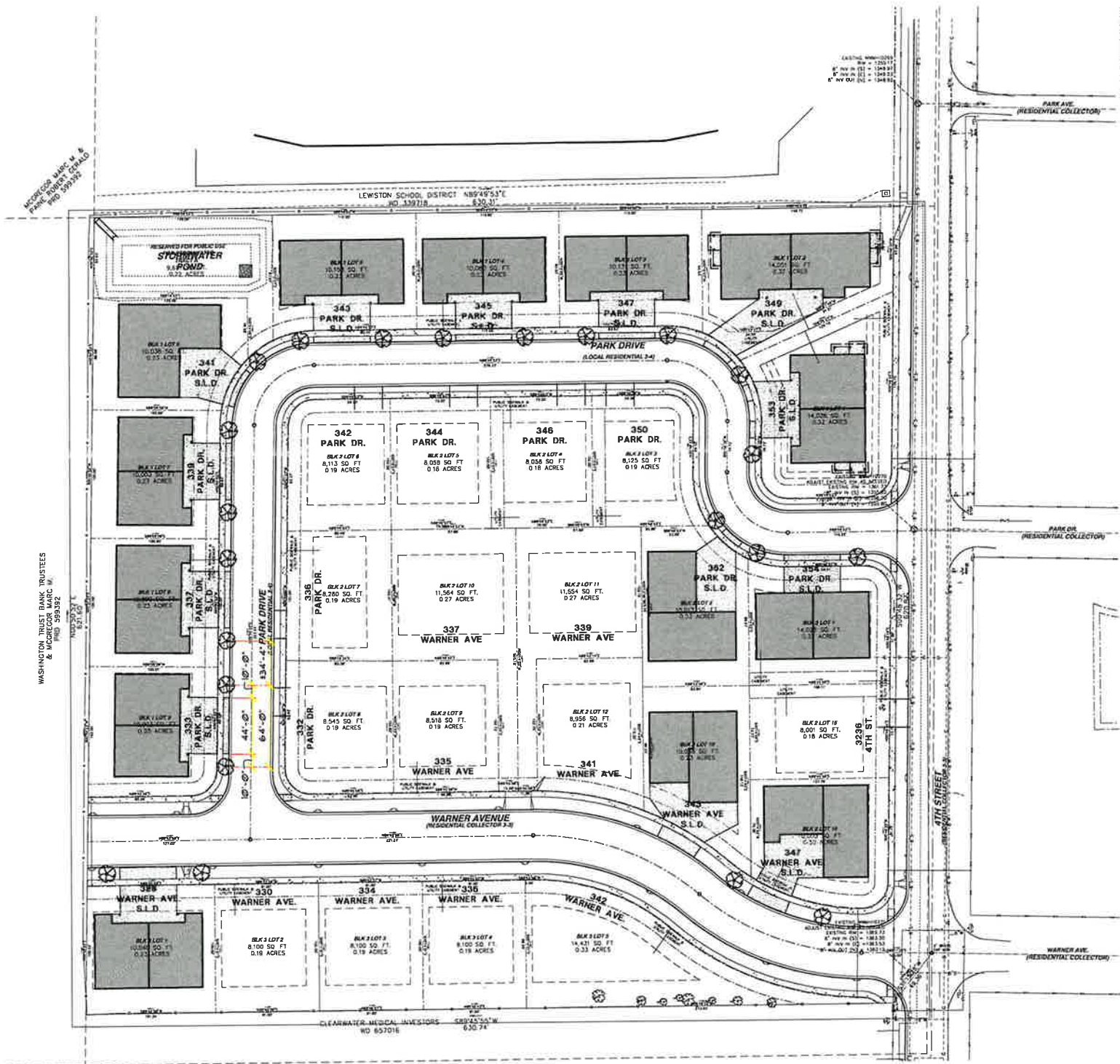
- (1) A front yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater, except a front yard for a garage or carport shall be a minimum of twenty (20) feet.
- (2) A side yard shall be:
 - a. Zero (0) feet for the common wall of 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) Standards.

- (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.
- (2) Except on a flag lot, 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.
- (3) Primary entrances shall incorporate a front porch or other building articulation elements, such as cornices, brackets, overhangs, shutters, and window boxes, as part of the street-facing facade.
- (4) Except on a flag lot, 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.
- (5) Except on a flag lot, for a home with an attached garage, the garage wall with the garage door shall be recessed at least four (4) feet from the adjoining habitable space wall of the home.
- (6) Except on a flag lot, 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, except on a flag lot, shall incorporate dormers equal to at least twenty-five (25) percent of the facade area of the roof.
- (7) Street trees. Street trees shall be planted by the developer or the lot owner in the right-of-way between the street and sidewalk, as approved by the city engineer and the city forester. The developer or the lot owner shall provide an automatic irrigation system for the street trees. The number of street trees required to be planted is one (1) per lot street frontage, except no street trees are required to be planted for lots on cul-de-sacs. Street trees shall be planted at a spacing of not less than thirty (30) feet and not greater than sixty (60) feet, unless otherwise approved by the city forester. Each lot owner shall be responsible for maintenance of the street tree(s) for his or her lot, including replacement when necessary. Street trees shall be planted for each lot 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.

(Ord. No. 4433, § 2, 1-9-06; Ord. No. 4755, § 2, 9-9-19; Ord. No. 4835, § 1, 12-20-21)



SITE PLAN - OVERALL

1" = 50' - 0"

1. SLD = SMALL LOT DEVELOPMENT.
2. LOTS LABELED "SLD" TO BE DEVELOPED PER REQUIREMENTS OF LEWISTON ORDINANCE SECTION 37-33. THESE LOTS INDICATE DUPLEX UNIT WITH MORE THAN 40% BUT LESS THAN 60% LOT COVERAGE.
3. YARD SET BACKS ON THESE LOTS ARE AS FOLLOWS:
 - FRONT YARD SETBACK = 20'-0"
 - REAR YARD SETBACK = 20'-0"
 - SIDE YARD SETBACKS = 5'-0" & 10'-0"
4. SYMBOL INDICATES LOCATION OF A TREE TO BE PLANTED BETWEEN THE CURB & SIDEWALK. THERE IS (1) TREE IN FRONT OF EACH SLD LOT. IRRIGATION SYSTEMS TO INCLUDE WATER TO REQUIRED TREES IN LANDSCAPE STRIP BETWEEN SIDEWALK AND PUBLIC RIGHT-OF-WAY. DIMENSION'S INDICATE TYPICAL SPACING.

	ADDRESS	LOT AREA (s.f.)	RESIDENCE FOOTPRINT (s.f.)	PERCENT COVERAGE
1	333 Park Drive	10,003	4,332	43.31%
2	337 Park Drive	10,000	4,565	45.65%
3	339 Park Drive	10,003	4,565	45.62%
4	341 Park Drive	10,036	4,546	45.30%
5	343 Park Drive	10,153	4,496	44.28%
6	345 Park Drive	10,080	4,546	45.60%
7	347 Park Drive	10,131	4,496	44.38%
8	349 Park Drive	14,051	5,675	40.39%
9	352 Park Drive	10,013	4,404	44.00%
10	326 Warner Ave.	10,040	4,565	45.47%
11	343 Warner Ave.	10,048	4,403	43.82%
12	347 Warner Ave.	10,003	4,342	43.40%

CARLTON CONSTRUCTION HANGER DEVELOPMENT DUPLEX BLK 1 LOT 8 & DUPLEX BLK 1 LOT 9

Address (T.B.D.) Lewiston Idaho

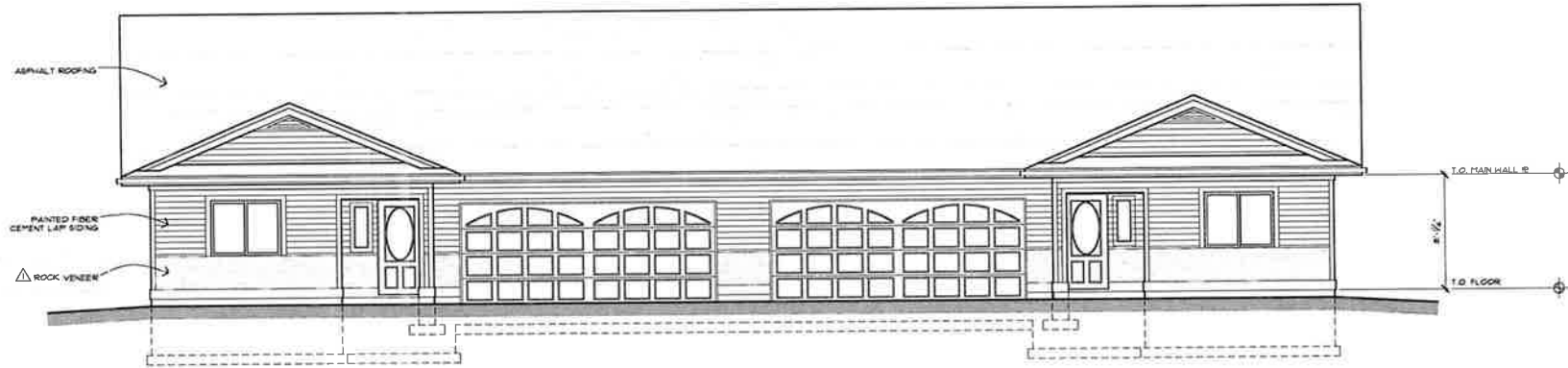


DRAWN BY: MR/KW
CHECKED BY: MR
DATE: 1/23/2024
JOB NO: 23-11-10
REVISION DATE:

SHEET NO:

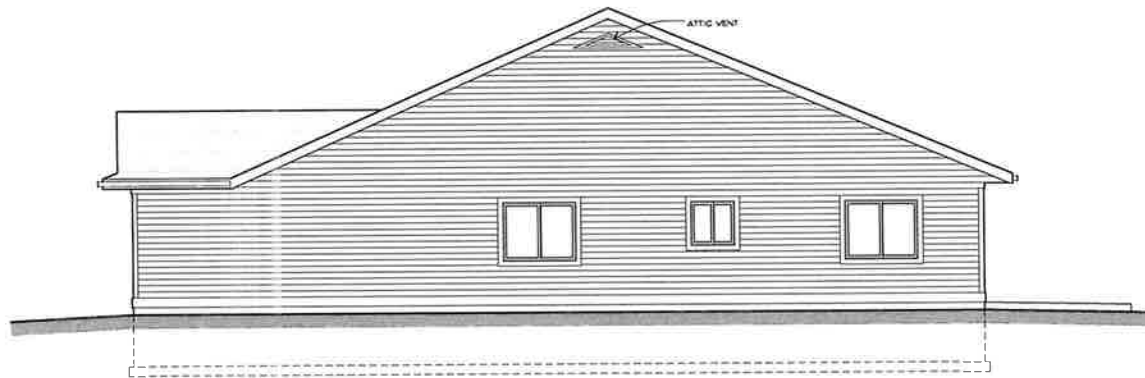
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FRONT ELEVATION (EAST)

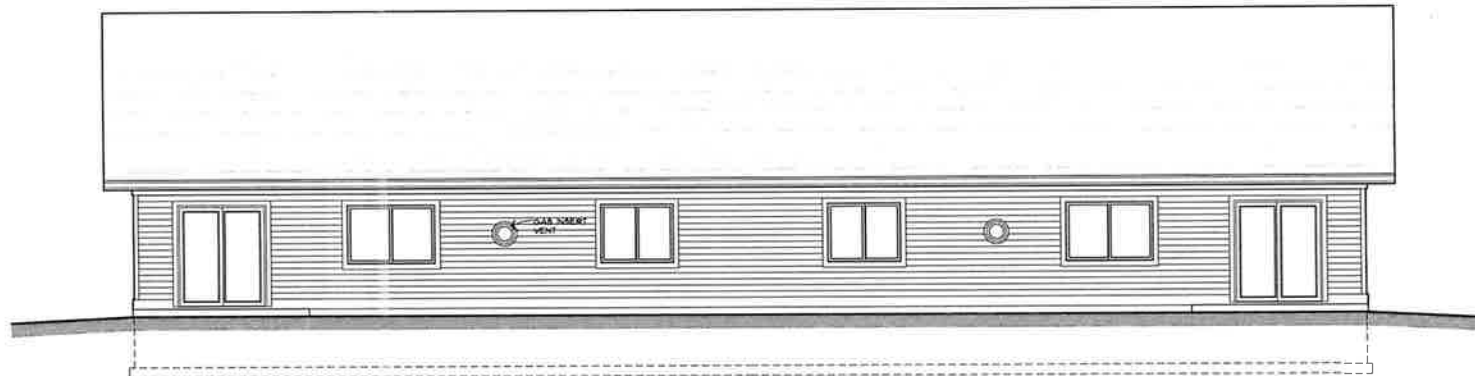
1/4" = 1' - 0"



RIGHT SIDE ELEVATION (NORTH)

1/4" = 1' - 0"

(LEFT SIDE (SOUTH) IS SIMILAR)



BACK ELEVATION (WEST)

1/4" = 1' - 0"

ORIENTATION OF CONDO ON THE SITE TO BE
VERIFIED BY CONTRACTOR.



CARLTON CONSTRUCTION HANGER DEVELOPMENT
DUPLEX BLK 1 LOT 8 & DUPLEX BLK 1 LOT 9

Address (T.B.D.) Lewiston Idaho

EXTERIOR ELEVATIONS



1001 1st Street, Suite B, Lewiston, ID 83501
(509) 552-3463

DRAWN BY: MHR/KGA
CHECKED BY: TMR
DATE: 1/23/2024
JOB NO: 23-B-70
REVISION DATE:
1/24/2024

SHEET NO.

A5

PERMIT SET



PLANNER'S STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

Date: 1/30/2024

Case File Number: CUP24-1

Applicant:

Steve Carlton
1103 Bryden Avenue
Lewiston, ID 83501

Property Owner:

Steve Carlton
1103 Bryden Avenue
Lewiston, ID 83501

Site Location:

Carlton Hangar Subdivision
Block 1, Lots 1-9
Block 2, Lots 1, 2, 10, 11, 13 and 14
Block 3, Lots 1 and 5
Lewiston, ID 83501

Request/Proposal: The applicant requests Conditional Use Permit approval small lot development (even though the lots meet the minimum lot size of the zone) on 17 building lots in the Carlton Hangar Subdivision, located on the east side of 4th Street, north of the LifeCare Center at 325 Warner Drive and south of Walker Field, in the Low Density Residential, R2, zoning district. Small lot development is allowed by Conditional Use Permit, subject to the requirements of section 37-33 of City Code, standards for small lot development.

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Subject Property and Surrounding Land Uses: Subject property is bare land that was recently subdivided into 29 building lots. Properties to the east are mostly single family dwellings with a few duplexes and multi-family dwellings. Property to the north is Walker Field, owned by the Lewiston School District. Property to the west is bare ground that is currently being farmed. Property to the immediate south is LifeCare Center with medical offices further south of that complex.

Related Or Other Pending Discretionary Actions:

Previous rezone application, ZNC20-000002 changing the subject property from Planned Unit Development to Low Density Residential, R2, zoning.

Flood Plain, Wetlands, EPA Regulated Site:

NA

Code References:

Sec. 37-3. Definitions.

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

(Ord. No. 4108, § 2, 8-15-94)

DIVISION 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;

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- (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) Single-family dwelling;
 - (10) 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)

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;
- (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) Preschool, subject to the special conditions of [section 37-20.1](#)(6) of this Code;
- (11) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;
- (12) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(13) Replacement of a nonconforming 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) 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;

(16) Small lot development subject to the requirements of [section 37-33](#) of this Code, standards for small lot development;

(17) 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)

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 or zero lot line 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.

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

(d) *Standards.*

(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.

(2) Except on a flag lot, 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.

(3) Primary entrances shall incorporate a front porch or other building articulation elements, such as cornices, brackets, overhangs, shutters, and window boxes, as part of the street-facing facade.

(4) Except on a flag lot, 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.

(5) Except on a flag lot, for a home with an attached garage, the garage wall with the garage door shall be recessed at least four (4) feet from the adjoining habitable space wall of the home.

(6) Except on a flag lot, 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, except on a flag lot, shall incorporate dormers equal to at least twenty-five (25) percent of the facade area of the roof.

(7) *Street trees.* Street trees shall be planted by the developer or the lot owner in the right-of-way between the street and sidewalk, as approved by the city engineer and the city forester. The developer or the lot owner shall provide an automatic irrigation system for the street trees. The number of street trees required to be planted is one (1) per lot street frontage, except no street trees are required to be planted for lots on cul-de-sacs. Street trees shall be planted at a spacing of not less than thirty (30) feet and not greater than sixty (60) feet, unless otherwise approved by the city forester. Each lot owner shall be responsible for maintenance of the street tree(s) for his or her lot, including replacement when necessary. Street trees shall be planted for each lot 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.

(Ord. No. 4433, § 2, 1-9-06; Ord. No. 4755, § 2, 9-9-19; Ord. No. 4835, § 1, 12-20-21)

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

 SHARE

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

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

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

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

- (1) The proposed use (will/will not) result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) or, if so, that any anticipated nuisances will be appropriately mitigated.
- (2) The proposed use (is/is not) a public necessity (and/but) (is/is not) justified by the applicant and deemed to be of benefit to the public.
- (3) The character of the proposed use, if developed according to the plan as submitted, (will/will not) be in harmony with the area in which it is to be located.
- (4) The proposed use (will/will not) endanger the environment or the public health or safety.
- (5) The proposed use (will/will not) be in substantial conformance with the comprehensive plan.

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

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

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

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

- (1) A building permit pursuant thereto has been applied for;
- (2) Where no building permit is required, the intent of the conditional use has been fulfilled; or
- (3) Substantial progress towards completion of the project has been accomplished, as determined by the community development director.

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

- (1) Application for extension is received prior to the expiration date;
- (2) The conditional use remains consistent with the comprehensive plan and conditional uses allowed with the zone;
- (3) The applicant can show progress towards establishing the conditional use;
- (4) The applicant can show that circumstances specific to the conditional use and beyond the applicant's control warrant an extension of time. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4530, § 1, 4-27-09; Ord. No. 4631, § 1, 7-13-15; Ord. No. 4651, § 1, 2-22-16)

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

 SHARE

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

- (1) Property lines;
- (2) Street address or legal description;
- (3) Zoning of the property;
- (4) Setbacks measured from the property lines;
- (5) All building locations, size of buildings and overhangs;
- (6) Driveways and parking spaces;
- (7) Landscaping;
- (8) The size, location and nature of the requested use;

(9) The location and size of all existing and proposed signs;

(10) Location of solid waste disposal and collection facilities;

(11) Other information, as directed by the community development department, necessary to fully explain and describe the nature of the request.

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

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

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

Comprehensive Plan:

The subject property is located in Neighborhood Number 5, West Orchards and has a future land use designation of low density residential.

CHAPTER 1. A VISION FOR LEWISTON IN 2020

First, people of all income groups have safe and adequate housing available; residential areas are protected from commercial incursion. A variety of housing types are provided throughout the community while respecting the development pattern of the neighborhood in which they are located.

Sixth, we are a compact urban community, preventing sprawl and efficiently using our land resources and infrastructure, understanding that the random spread of a community wastes valuable resources while adding little to the tax base. Development will be occurring next to already developed areas, rather than in a random, leapfrog pattern and will be developed to city standards.

CHAPTER 6. LAND USE

GOAL (LU-1.0): To promote orderly development and arrangement of land uses throughout the community; provide ample space for future growth, ensure the compatibility of adjacent land uses and follow sound environmental planning principals.

GOAL (LU-14.0): Provide for an appropriate mix of housing types in each of the City's eight planning neighborhoods.

OBJECTIVES: LU-14.1: Review and revise zoning designations, as appropriate, to assure that adequate land (both developed and undeveloped) is available for both single family and multi-unit residential development.

LU-14.2: Within individual neighborhoods, discourage multi-family development within established single-family developments

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LU-14.3: Evaluate appropriateness of duplexes in various residential zones. Revise zoning ordinance, as necessary.

GOAL (LU-15.0): Maintain the design and functional character of each neighborhood.

LU-15.3: Continually review permitted, conditional and prohibited uses to assure that the mix of uses allowed by the zoning ordinance does not adversely impact residential neighborhoods. Revise zoning ordinance if appropriate.

Neighborhood Number Five – West Orchards

Multi-family housing and commercial design standards should be provided to buffer new commercial activity and existing residential areas in conformance with the location standards included in this neighborhood plan.

Larger interior parcels of land should be identified for future infill residential development in a density consistent with that of surrounding homes.

In general, streets and drainage systems in this neighborhood do not meet current standards for local or collector streets.

a. Site access must be improved with streets upgraded to current city standards, appropriate to the classification of the street.

c. Curb, gutter and sidewalk must be provided at and approaching schools and parks to provide safe places for children and parents to walk. Curb, gutter and sidewalk must also be provided along all streets with a classification of collector or arterial.

4th Street is designated a collector road, while Park Drive and Warner Ave are local roads. Park Drive and Warner Ave have recently been extended to serve this subdivision and loop through the Carlton Hangar subdivision. Curb, gutter and sidewalk have already been installed.

The subject subdivision is accessed from 4th Street, which is not on a current bus route. The closest designated bus stop is located at 5th Street and Preston Ave.

Input From Other Departments/Agencies:

The Fire Department provided no comments upon request.

From the Public Works Department, Engineering Division; "No objections to small lot development."

Analysis:

The subject property is a recently approved 29 lot subdivision known as the Carlton Hangar Addition. The subject property is zoned Low Density Residential, R2, zoning district. The surrounding neighborhood is zoned Low Density Residential, R2A, zone, which allows for animal rights by Conditional Use Permit. A majority of the properties immediately east of the subject property are not large enough to support animals, while properties farther to the northwest can, and do, have animals present.

The applicant's proposal is for 17 of the 29 lots in the Carlton Hangar Subdivision to be developed under Small Lot Development standards. The subject lots meet the 10,000 minimum lot size required for duplexes, but the Conditional Use

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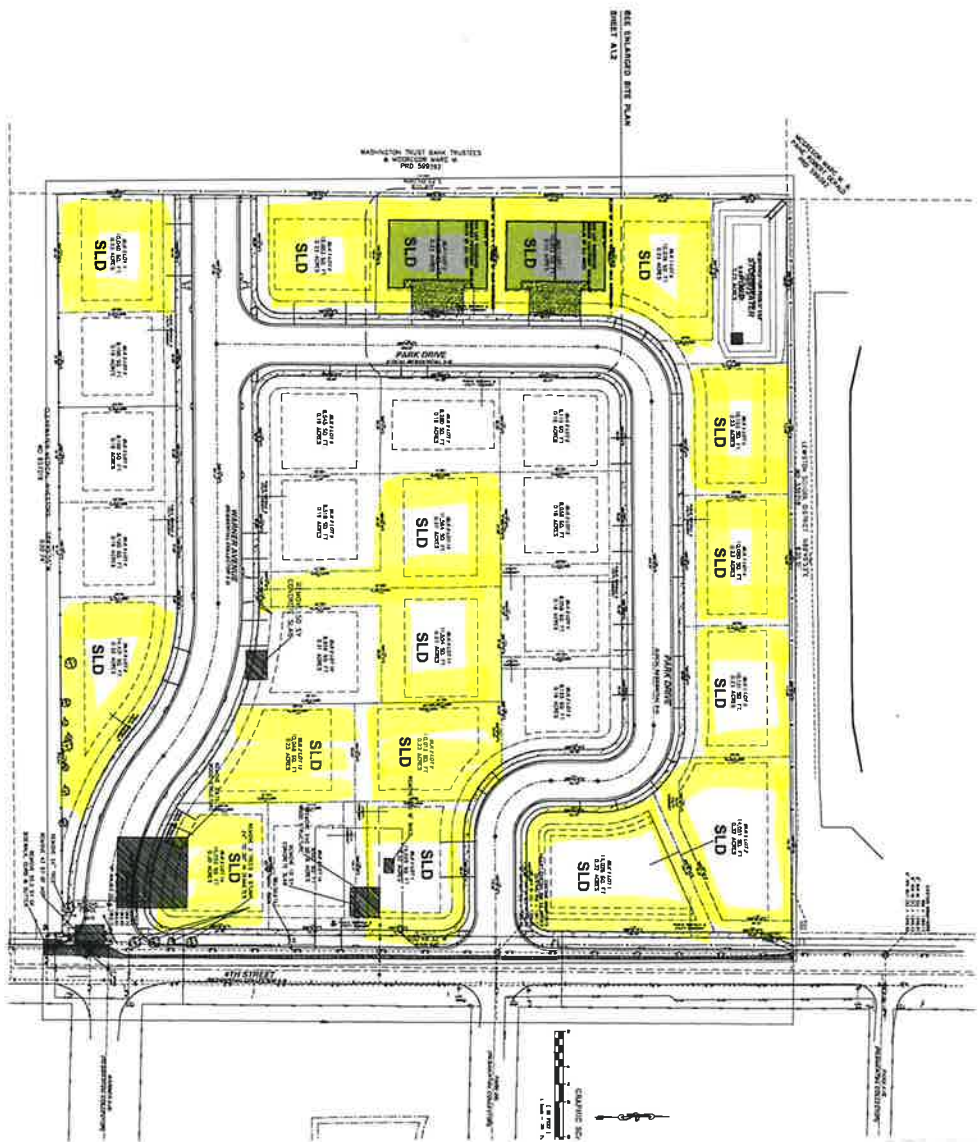
Permit approval will allow for larger, 3 bedroom duplexes that will cover more than the 40% of the lot, max allowed in the R2 Zoning District (but less than the 60% maximum lot coverage for Small Lot Development). Following the Small Lot Development standards will also provide for visual design standards for each of the proposed duplexes and street trees in front of each residence. These standards will create a cohesive, and pleasant neighborhood feel to the development. The applicant is not proposing a reduction in the current lot sizes, and each of the 17 lots identified in the application are at least 10,000 square feet or larger. The remaining 12 lots of the subdivision meet the minimum standards of the Low Density Residential, R2, zone and will be developed as single family dwelling lots. As part of the already approved subdivision, city streets with curb, gutter and sidewalk have already been installed.

Relevant Criteria and Standards:

See attached reasoned statement worksheet.

Prepared By:

Katie Hollingshead
(208) 746-1318, ext. 7261
khollingshead@cityoflewiston.org
P.O.Box 617
Lewiston, ID 83501



SITE PLAN - OVERALL

STEVE.

SLD = SMALL LOT DEVELOPMENT STANDARDS APPLY (INCLUDED IN THE CUP)

ANY LOT 10,000 S.F. OR MORE I MARKED TO INCLUDE IN THE CONDITIONAL USE PERMIT FOR SMALL LOT DEVELOPMENT. INCLUDING STONEBRACKERS. THE FLAG LOTS THAT ARE 11,564 HAVE 39% COVERAGE, SO TECHNICALLY NOT REQUIRED BUT SINCE IT WAS CLOSE, I INCLUDED THEM. THE 14,000 S.F. LOTS ARE OK, BUT SINCE WE WILL BE DEVELOPING A CUSTOM UNIT TO WORK WITH THE CONFIGURATION OF THIS LOTS, I INCLUDED THEM FOR MORE LEEWAY.

THE LOTS THAT ARE DESIGNATED FOR SINGLE FAMILY RESIDENCES (THE APPROX. 8,000 S.F. LOTS, ARE LARGE ENOUGH TO MEET THE COVERAGE REQUIREMENTS FOR THE 3 BEDROOM SINGLE FAMILY FLOOR PLAN, SO DID NOT INCLUDE THEM IN THE CONDITIONAL USE PERMIT. THE AREA OF THE SINGLE FAMILY RESIDENCE (INCLUDING A COVERED BACK PATIO) IS 2,428 S.F.,

PERMIT SET
1
1

DRAWN BY: THERA
CHECKED BY: THERA
DATE: 11/27/23
JOB NO: 23-11-10
REVISION DATE:
11/27/23

CLEVER FOX
ARCHITECTURE
1509 552-3483
C201 1st Street, Studio B, Lewiston, ID 83501

CARLTON CONSTRUCTION HANGER DEVELOPMENT
DUPLEX BLK 1 LOT 8 & DUPLEX BLK 1 LOT 9

Address (T.B.D.) Lewiston Idaho

SITE PLAN

RECEIVED
11/27/23
11/27/23

City of Lewiston



City of Lewiston



**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
FOR GRANTING OR DENIAL OF CONDITIONAL USE PERMIT**

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

I. APPLICATION NUMBER:

II. APPLICANT'S NAME AND ADDRESS:

III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:

IV. DATE OF PUBLIC HEARING:

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

VI. NATURE OF SUBJECT CONDITIONAL USE PERMIT APPLICATION:

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

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

XXX.

IX. TERMINATION OF CONDITIONAL USE PERMIT:
Pursuant to Lewiston City Code § 37-160, authorization of a conditional use permit shall be void after twelve (12) months unless:

- (1) A building permit pursuant thereto has been applied for;
- (2) Where no building permit is required, the intent of the conditional use has been fulfilled; or

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP~~xx-xxxxxx~~

Page 1 of 3

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

X. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

XI. RELEVANT CRITERIA AND STANDARDS:

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

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

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

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could** take actions to obtain approval, such actions might include:

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR CUP **xx-xxxxxx**

Page 2 of 3

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

An action or ruling by the Planning and Zoning Commission pursuant to the City of Lewiston Zoning Code may be appealed to the Lewiston City Council by the person who initiated the action before the Planning and Zoning Commission or by any person entitled to notice by mail of the action under section 37-184(b)(2) of the City of Lewiston Zoning Code. Such appeal must be filed within fifteen (15) calendar days after the Planning and Zoning Commission has adopted its written Reasoned Statement of Relevant Criteria and Standards. Written notice of the appeal must be filed with the City Clerk within such fifteen (15) day period. If an appeal is not filed and the fee required by section 37-188 of the City of Lewiston Zoning Code is not deposited with the City Clerk within such fifteen (15) day period, the decision of the Planning and Zoning Commission shall be final.

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

Printed: _____

Date of Signature: _____

ATTEST: _____
Tanya Brocke, Community Development Specialist



January 30, 2024

To: Lewiston Planning and Zoning Commission

Re: Glaspell Addition - Preliminary Plat

Commissioners:

The Glaspell Addition preliminary plat proposes to plat approximately 2.82 acres of property located between Airway Avenue and undeveloped Bryden Avenue, and east of 18th Street, into two lots. An existing single family dwelling and associated accessory buildings currently occupy the proposed subdivision property. The proposed subdivision includes one "standard" lot fronting Airway Avenue, and one additional "flag lot" configured in conformance with Section 37-124 of City Code. Should the proposed subdivision be approved, the Existing single family residence and associated accessory buildings will all occupy the proposed Lot 2, the standard lot fronting Airway Avenue. A 5 foot wide strip of land will be dedicated for public right-of-way along the Airway Avenue street frontage. In order to provide access to public sewer for the proposed lots, the developer will be required to construct approximately 24 l.f. of sanitary sewer main in the undeveloped Bryden Avenue right-of-way. The depth of the proposed flag lot and the resulting distance of proposed residence from existing improved public streets also necessitates the granting of a fire apparatus turn-around near the proposed boundary between lots 1 and 2. Construction of the driveway and associated fire apparatus turn-around can be postponed until the proposed lot 1 is developed with improvements requiring a City issued building permit.

Frontage improvements along the Airway Avenue frontage will be required to be satisfied prior to approval of the final plat. As no connecting portions of Bryden Avenue are currently constructed, the developer will be required to sign an irrevocable consent to a L.I.D. for the undeveloped section of adjacent Bryden Avenue right-of-way.

Extension of the City sewer main in Bryden Avenue will allow the lots in the proposed subdivision to be serviced by the City sewer system. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the irrigation district has indicated their intent to

provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

The subject property is currently zoned R-1, and the proposed lot configurations adhere to the requirements of that zone as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

Page 1 of 2

The preliminary plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32.

City Staff recommends that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Glaspell Addition Preliminary Plat as presented.

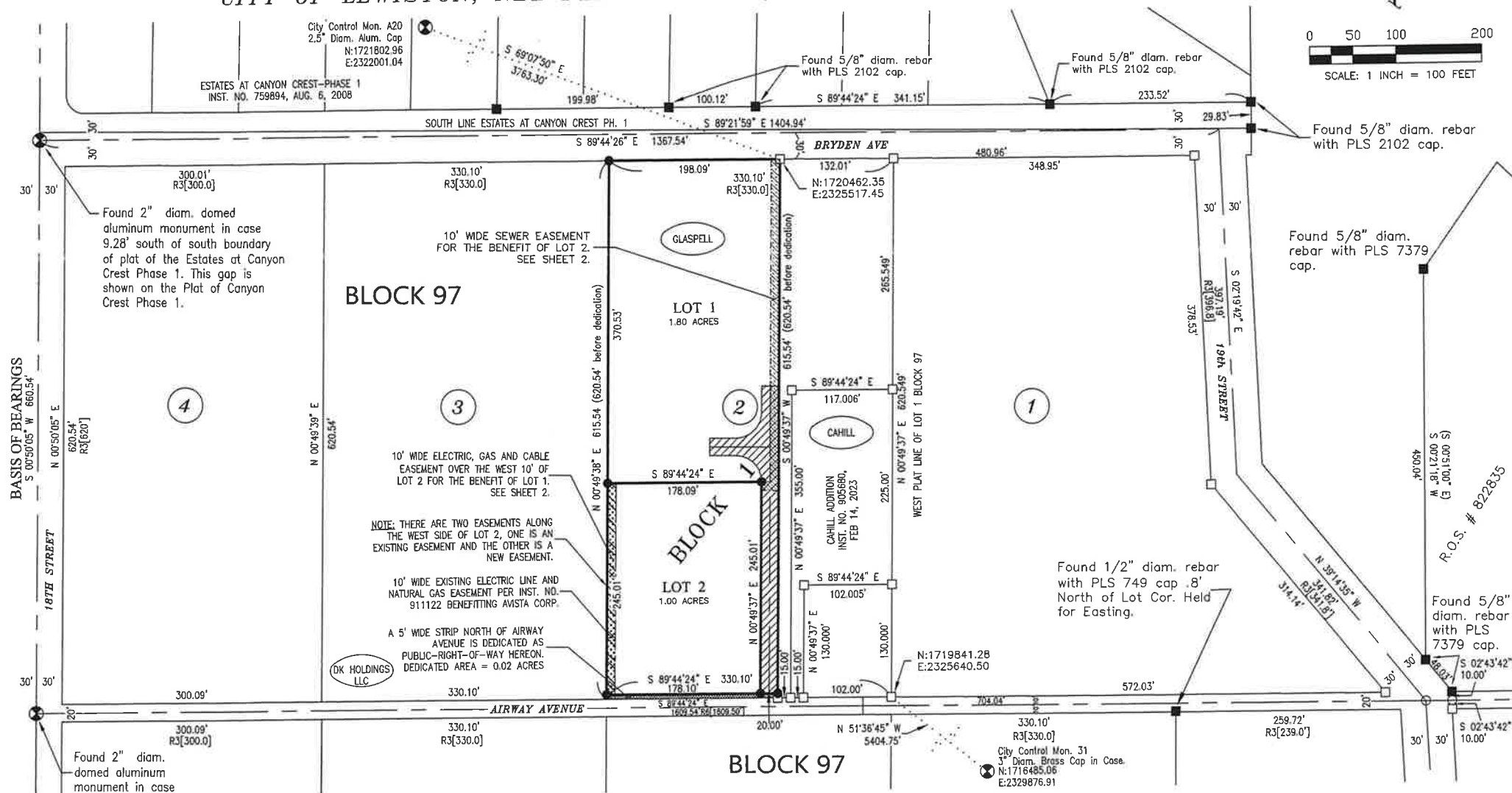
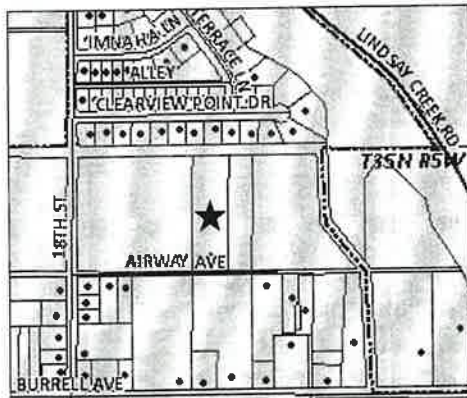
Sincerely,



Mark Weigand, PLS
City Surveyor

PRELIMINARY PLAT OF
GLASPELL ADDITION
A REPLAT OF A PORTION OF LOT 2, BLOCK 97 OF LEWISTON
ORCHARDS TRACT NO. TWELVE,
LOCATED IN THE NW 1/4 OF SECTION 14, TOWNSHIP 35 N., RANGE 5 W., B.M.,
CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

VICINITY MAP (N.T.S.):



REFERENCES:

No.	Document	By	Inst. No.	Date
R1	Title Commitment	Alliance Title & Escrow, LLC	639350	05/24/2023
R2	Warranty Deed	Boston to Glaspell	908357	06/27/2023
R3	Plat of Tract No. 12, Lew. Orchards	C.C. Cartlich	Bk 2, Pg 45	05/06/1910
R4	Plat-The Estes at Canyon Crest, PH1	Jack Hammand	759894	08/06/2008
R5	Record of Survey	Terry Golding	822835	08/27/2014
R6	Record of Survey	Jack Hammand	799710	04/04/2012
R7	Record of Survey	James Grow	442692	01/19/1981
R8	Cahill Addition	Bradley C. Cuddy	905680	02/14/2023
R9	Electric Line & Natural Gas Easement	Avista Corporation	911122	11/16/2023

PLAT NOTES:

- UTILITY PROVIDERS ARE LISTED ON SHEET 2.
- THE AREA OF THE PLAT INCLUDING DEDICATED RIGHT-OF-WAY IS 2.82 ACRES.
- THE AREA OF THE PLAT EXCLUDING DEDICATED RIGHT-OF-WAY IS 2.80 ACRES.
- THE TITLE COMMITMENT LISTED AS R1 ON THIS PLAT DISCLOSES ONE EASEMENT OF RECORD FOR THE PLATTED PARCEL, INST. NO. 911122.
- CURRENT ZONING FOR THE SUBJECT PARCEL IS SUBURBAN RESIDENTIAL, R1.
- COORDINATE VALUES ARE REPORTED USING A LOCAL GROUND COORDINATE SYSTEM HOLDING THE PUBLISHED VALUE OF THE CITY OF LEWISTON MONUMENT POINT NO. CP-31 AS THE ORIGIN. THE ENTIRE DATA SET WAS THEN ROTATED TO MATCH THE VECTOR FROM CITY MONUMENT CP-31 TO THE PUBLISHED COORDINATES FOR CITY MONUMENT A20. THE COORDINATE SYSTEM CLOSELY APPROXIMATES IDAHO STATE PLANE WEST ZONE, NAD '83 VALUES, BUT IS NOT REPORTED ON GRID VALUES. RATHER, THEY ARE GROUND MEASUREMENTS.
- THE DEVELOPER PROPOSES TO CREATE A TOTAL OF 2 LOTS.

BASIS OF BEARING:

S00°50'05"W ALONG THE CENTERLINE OF 18TH STREET BETWEEN THE MONUMENT FOUND AT THE INTERSECTION OF 18TH STREET AND BRYDEN AVENUE AND THE MONUMENT FOUND AT THE INTERSECTION OF 18TH STREET AND AIRWAY AVENUE, AS SHOWN HEREON.

GENERAL NOTES:

- NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THE PROPERTY OR PRESCRIPTIVE EASEMENTS, RECORDED OR UNRECORDED.
- THE SURVEY OF THIS PLAT WAS PERFORMED USING A NIKON DTM-500 SERIES TOTAL STATION, A TOPCON REALTIME GPS UNIT AND A TDS DATA COLLECTOR.
- FUTURE DEVELOPMENT OF THE LOTS CREATED BY THIS SUBDIVISION PLAT REQUIRE BUILDING PERMITS BASED ON PLANS COMPLYING WITH ALL CITY OF LEWISTON CODES, DULY ADOPTED AT THE TIME OF DEVELOPMENT, GOVERNING CONSTRUCTION OF BUILDINGS AND ADJACENT PUBLIC IMPROVEMENTS. PRIOR TO DEVELOPING A LOT THE OWNER OR PROSPECTIVE OWNER IS RESPONSIBLE FOR DUE DILIGENCE RESEARCH TO APPRISE THEMSELVES OF ALL DEVELOPMENT REQUIREMENTS. THESE REQUIREMENTS MAY OR MAY NOT HAVE BEEN IDENTIFIED DURING THE SUBDIVISION PROCESS AND MAY OR MAY NOT BE SHOWN ON THE PLAT. THE CITY OF LEWISTON IS NOT RESPONSIBLE FOR ANY LOSSES, FINANCIAL OR OTHERWISE, RESULTING FROM THE UNSUITABILITY OF A LOT FOR A SPECIFIC USE.

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A PLAT TO DIVIDE THAT PARCEL DESCRIBED IN WARRANTY DEED 908357 (R2) INTO TWO NEW LOTS. THE BOUNDARY OF THE SUBJECT PARCEL IS CONTROLLED BY SAID DEED AND THE PLAT OF BLOCK 97 OF LEWISTON ORCHARDS TRACT NO. 12. TWO CONTROLLING CENTERLINE MONUMENTS OF BLOCK 97 ALONG WITH NUMEROUS PROPERTY CORNERS WERE FOUND AND MEASURED AND SUBSEQUENT LOT BOUNDARIES COMPUTED FROM THE SAME.

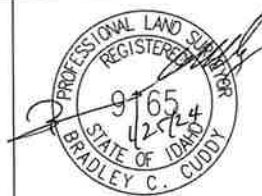
© 2024, Cuddy & Associates

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS PLAT HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF KEVIN AND LAURIE GLASPELL.

BRADLEY C. CUDDY, PLS 9165

1/25/24
DATE



LOCATION OF SURVEY

Part of Lot 2, Block 97, Lewiston Orchards Tract No. 12, located in the NW1/4 Section 14, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, State of Idaho.

DEVELOPER/OWNER

Kevin and Laurie Glaspell
1823 Airway Avenue,
Lewiston, ID 83501
(530) 415-4736

SURVEYOR

Bradley Cuddy, PLS 9165
Cuddy & Associates, Inc.
P.O. Box 64, Orofino, ID 83544
(208) 790-2672

Cuddy & Associates Licensed Surveyors	
13950 Highway 12 Orofino, ID 83544	PH (208) 476-4643 FAX (208) 476-5042
PROJECT: Glaspell, Laurie	DRAWN BY: JPF
SURVEY COMPLETED: 9/27/2023	CHECKED BY: BCG
FILE LAST MODIFIED: 1/23/2024	SHEET: 1 OF 3
FILE NAME: Glaspell Plat (former Jake Cahill file).dwg	
LOCATION: T. 35 N., R. 5 W., SEC. 14, B.M.	

PRELIMINARY PLAT OF
GLASPELL ADDITION
A REPLAT OF A PORTION OF LOT 2, BLOCK 97
OF LEWISTON ORCHARDS TRACT NO. TWELVE,
LOCATED IN THE NW 1/4 OF SECTION 14,
TOWNSHIP 35 N., RANGE 5 W., B.M.,
CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

LEGEND:

Found as noted.	Description	Set as noted.
■	Rebar - found	
□	Found 5/8" diameter, 30" long rebar with plastic cap stamped "PLS 9165"	
●	Rebar - set 5/8" diameter, 30" long rebar with plastic cap stamped "PLS 9165"	
○	Calculated point. Nothing found or set this survey.	
DIAM.	Diameter	
CPFR	Corner Perpetuation and Filing Record (w/ instrument #)	
(M)	Measured	
(R1)	Reference R1	
PP	Power pole	
GA	Guy anchor	
WV	Water valve	
FH	Fire hydrant	
WM	Water meter	
TP	Telephone pedestal	
Tree	Tree as noted	
---	Section line/Section subdivision line	
---	Boundary of subject property	
---	Centerline	
---	Easement as noted	
X	Fence	
OHP	Overhead power lines	
P	Underground power lines	
G	Guy wire	
W	Underground water line	
G	Underground gas line	
---	Toe of slope	
---	Tie line	
---	Minor contour (1' interval)	
---	Major contour (5' interval)	
---	10' Sewer easement	
---	5' Dedication	
---	New electric, gas, and cable easement	
---	Easement per Inst. No. 911122	
---	Gravel	
---	Concrete	
---	Pavement	
---	Fire apparatus access road easement dedicated hereon	

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°49'37" E	70.00'
L2	N 89°10'23" W	70.00'
L3	N 00°49'37" E	284.91'
L4	N 89°10'23" W	30.00'
L5	N 00°49'37" E	20.00'
L6	S 89°10'23" E	30.00'
L7	N 00°49'37" E	30.00'
L8	S 89°10'23" E	20.00'

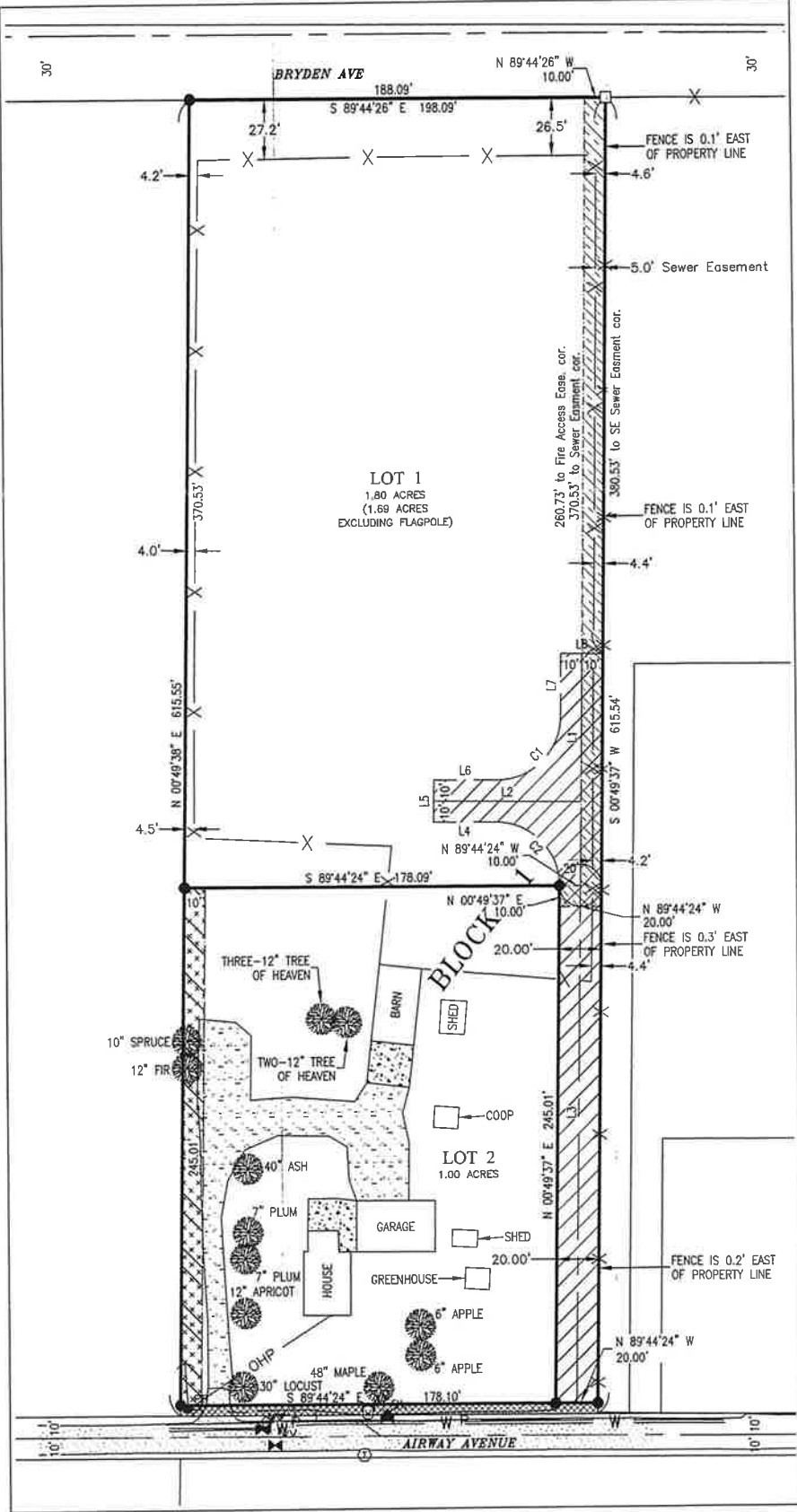
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	S 45°49'37" W	90°00'00"
C2	30.00'	47.12'	42.43'	N 44°10'23" W	90°00'00"

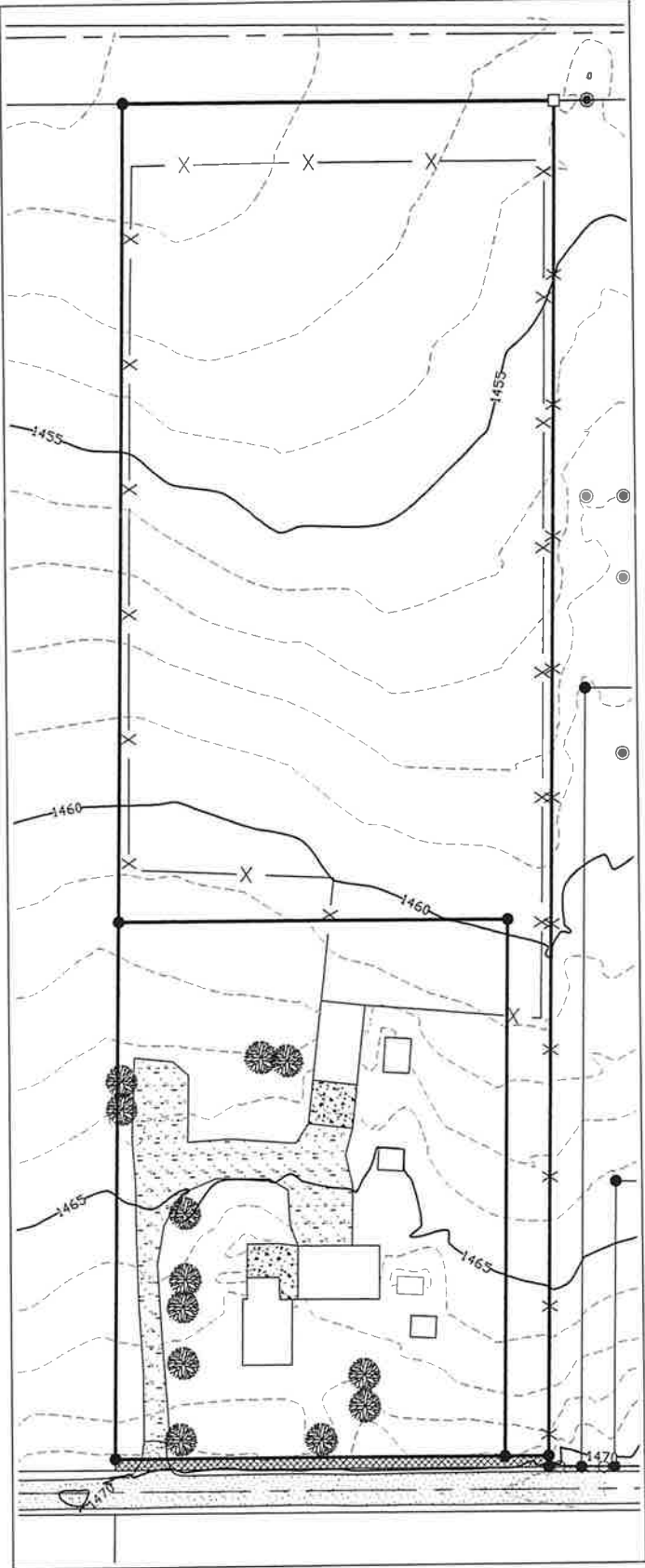
UTILITY PROVIDERS

- 1). WATER SERVICE PROVIDED BY LEWISTON ORCHARDS IRRIGATION DISTRICT.
- 2). SEWER SERVICE PROVIDED BY THE CITY OF LEWISTON.
- 3). FRANCHISE UTILITY PROVIDERS:
 - AVISTA
 - CENTURY LINK/LUMEN
 - SPARKLIGHT

EXISTING CONDITIONS



CONTOURS



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SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS PLAT HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF KEVIN AND LAURIE GLASPELL.

BRADLEY C. CUDDY, PLS 9165

1/25/24
DATE



LOCATION OF SURVEY

Part of Lot 2, Block 97, Lewiston Orchards Tract No. 12, located in the NW1/4 Section 14, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, State of Idaho.

DEVELOPER/OWNER

Kevin and Laurie Glaspell
1823 Airway Avenue,
Lewiston, ID 83501
(530) 415-4736

SURVEYOR

Bradley Cuddy, PLS 9165
Cuddy & Associates, Inc.
P.O. Box 64, Orofino, ID 83544
(208) 790-2672

 Cuddy & Associates Licensed Surveyors	
13950 Highway 12 Orofino, ID 83544	PH. (208)-476-4643 FAX (208)-476-5042
PROJECT: Glaspell, Laurie	DRAWN BY: JPF
SURVEY COMPLETED: 9/27/2023	CHECKED BY: BCC
FILE LAST MODIFIED: 1/23/2024	SHEET: 2 OF 3
FILE NAME: Glaspell Plat (former Jake Cahill file).dwg	
LOCATION: T. 35 N., R. 5 W., SEC. 14, B.M.	

PRELIMINARY PLAT OF
GLASPELL ADDITION
A REPLAT OF A PORTION OF LOT 2, BLOCK 97 OF LEWISTON
ORCHARDS TRACT NO. TWELVE,
LOCATED IN THE NW 1/4 OF SECTION 14, TOWNSHIP 35 N., RANGE 5 W., B.M.,
CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES
WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF THE CITY OF
LEWISTON, IDAHO.

ENGINEER, CITY OF LEWISTON, IDAHO DATE

CITY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND COMPLIES
WITH IDAHO CODE, TITLE 50, CHAPTER 13.

SURVEYOR, CITY OF LEWISTON, IDAHO DATE

CITY CLERK

I HEREBY CERTIFY THAT THIS PLAT AND THE DEDICATIONS AND EASEMENTS SHOWN
HEREON WERE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LEWISTON AT A
MEETING HELD ON THE _____ DAY OF _____, 20____.

CLERK, CITY OF LEWISTON, IDAHO DATE

PUBLIC HEALTH-IDAHO NORTH CENTRAL DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13,
HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN
ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A
CERTIFICATE OF DISAPPROVAL.

ENVIRONMENTAL HEALTH SPECIALIST DATE
PUBLIC HEALTH-IDAHO NORTH CENTRAL DISTRICT

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR
THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR _____
AND PRECEDING YEARS.

TREASURER, NEZ PERCE COUNTY, IDAHO DATE

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF
THE RECORDER OF NEZ PERCE COUNTY, IDAHO AT THE REQUEST OF _____
THIS _____ DAY OF _____,
2023, AT _____ O'CLOCK _____ M., AND DULY RECORDED IN PLAT BOOK _____
AT PAGES _____ AS INSTRUMENT NUMBER _____

RECORDER, NEZ PERCE COUNTY, IDAHO

DESCRIPTION OF EXTERIOR PLAT BOUNDARY

The West 198 feet of Lot 2, in Block 97 of Lewiston Orchards Tract No. 12 to the
City of Lewiston, according to the official plat thereof, measurements being from the
centerlines of adjacent streets and alleys, Official Records of Nez Perce County, Idaho.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE
HEREON DESCRIBED AND PLATTED PROPERTY, AND WE DO HEREBY CERTIFY THAT WE
SUBDIVIDED SAID PROPERTY AS INDICATED BY THIS INSTRUMENT.

WE DO HEREBY GRANT A FIRE ACCESS EASEMENT LOCATED ACROSS A PORTION OF
LOT 1, BLOCK 1 OF THIS PLAT AS SHOWN AND NOTED HEREON. WE DO HEREBY
DEDICATE TO THE CITY OF LEWISTON ALL STREETS AND ALLEYS AND PUBLIC
EASEMENTS SHOWN AND NOTED HEREON, INCLUDING A 5' WIDE STRIP RUNNING ALONG
THE THE NORTH RIGHT OF WAY OF AIRWAY AVENUE, AS SHOWN AND NOTED HEREON.

WE ALSO DO HEREBY CERTIFY THAT ALL OF THE LOTS IN THIS PLAT WILL BE
ELIGIBLE TO RECEIVE WATER SERVICE FROM THE LEWISTON ORCHARDS IRRIGATION
DISTRICT, WHO HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS.

KEVIN GLASPELL

LAURIE GLASPELL

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN
AND LAURIE GLASPELL, KNOWN OR IDENTIFIED BY ME TO BE THE PERSONS WHO
EXECUTED THE FOREGOING OWNERS CERTIFICATE, A FREE AND VOLUNTARY ACT.

IN WITNESS THEREOF, THIS _____ DAY OF _____, 20____,
I SET MY HAND AND AFFIX MY SEAL.

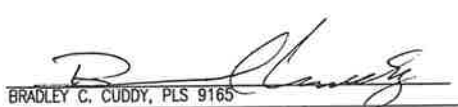
NOTARY PUBLIC, IN AND FOR THE SAID STATE

RESIDING AT _____

MY COMMISSION EXPIRES _____

© 2024, Cuddy & Associates

SURVEYOR'S CERTIFICATE
BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS
PLAT HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES
OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH
THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF KEVIN AND LAURIE GLASPELL.


BRADLEY C. CUDDY, PLS 9165

1/24/24
DATE



LOCATION OF SURVEY
Part of Lot 2, Block 97, Lewiston Orchards Tract No. 12,
located in the NW1/4 Section 14, Township 35 North,
Range 5 West, Boise Meridian, Nez Perce County, State of
Idaho.

DEVELOPER/OWNER
Kevin and Laurie Glaspell
1823 Airway Avenue,
Lewiston, ID 83501
(530) 415-4736

SURVEYOR
Bradley Cuddy, PLS 9165
Cuddy & Associates, Inc.
P.O. Box 64, Orofino, ID 83544
(208) 790-2672

Cuddy & Associates
Licensed Surveyors
13950 Highway 12
Orofino, ID 83544
PH. (208)-476-4643
FAX (208)-476-5042

PROJECT: Glaspell, Laurie	DRAWN BY: JPF
SURVEY COMPLETED: 9/27/2023	CHECKED BY: BCC
FILE LAST MODIFIED: 1/23/2024	SHEET: 3 OF 3
FILE NAME: Glaspell Plat (former Jaka Cahill file).dwg	
LOCATION: T. 35 N., R. 5 W., SEC. 14, B.M.	



CITY OF LEWISTON PRELIMINARY PLAT APPLICATION

ALL APPLICATIONS MUST BE SUBMITTED AT PUBLIC WORKS FRONT COUNTER, 215 "D" ST.
SUITE B LEWISTON, ID 83501

PRELIMINARY PLAT NAME: GLASPELL ADDITION

APPLICANT/OWNER INFORMATION

Applicant Name: Kevin & Laurie Glaspell Applicant Phone: (530) 415-4736

Applicant Mailing Address: 1823 Airway Ave

Land Owner Name: Kevin & Laurie Glaspell Owner Phone: (530) 415-4736

LICENSED SURVEYOR INFORMATION

Surveyor Name: Bradley Cuddy Surveyor Phone: (208) 790-2672

Surveyor Mailing Address: PO Box 64, Orofino, ID 83544

THE FOLLOWING ITEMS MUST BE INCLUDED WITH THIS APPLICATION. INCOMPLETE
APPLICATIONS CANNOT BE ACCEPTED

- ☐ Plat Pre-Application Conference Form
- ☐ Pre-Application Conference Concept Plan (11" X 17")
- ☐ Three full-size (24" X 36") copies of the Development Master Plan, if applicable per LMC Sect 32-10
- ☐ One 11" X 17" copy of the Development Master Plan
- ☐ Three full-size (24" X 36") copies of the Plat
- ☐ One 11" X 17" copy of the Plat
- ☐ One full-size (24" X 36") copy of the Contour Plan, contours not shown on preliminary plat
- ☐ One 11" X 17" copy of the Contour Plan, if contours not shown on preliminary plat
- ☐ All other information required by LMC Sect. 32-20



PRELIMINARY PLAT APPLICATION PACKET

4

- ☐ Completed Utility Services Acceptance form
- ☐ Public Works Plat Checklist, completed
- ☐ Title report or commitment for title insurance dated within thirty days of application
- ☐ Copies of all documents referenced in title report or commitment for title insurance
- ☐ Filing fee, per currently adopted Fee Resolution

Applicant signature: *Lauree Glaspell* Date: 12/4/23

Applicant's Printed Name: Lauree Glaspell

Application Received By Public Works Staff Member:

Initials

Date

**For any questions regarding process or status, please call the
City Surveyor Mark Weigand at 208-790-8810**



CITY OF LEWISTON SUBDIVISION PROCESS

UTILITY SERVICES ACCEPTANCE FORM

PROPOSED SUBDIVISION NAME: _____

It is the responsibility of the applicant to review the proposed subdivision with each of the utility providers. **This completed form should be submitted with the plat application.**

() **AVISTA UTILITIES, 1330 Fair Street, Clarkston**, has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: Shaq Burke @ 208-790-5253 (shaquille.burke@avistacorp.com); Tyler Woods @ 509-290-9755 (Tyler.Woods@avistacorp.com); Nathan Vonlindern @ 208-590-8742 (Nathan.Vonlindern@avistacorp.com)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: Tyler Woods

TITLE: CPC

DATE: 11/29/2023



- () **LEWISTON ORCHARDS IRRIGATION DISTRICT, 1520 Powers Avenue**, has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: Barney Metz @ 208-746-8235 (barneymetz@loid.net)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

The new lot / old lot cannot share services. New irrigation and domestic service will have to be purchased.

NAME: Barney Metz *Ego*

TITLE: General Manager

DATE: 12/1/23

** Drill + Irrig services have been purchased for specified lot. OK to service.*

- () **CENTRAL ORCHARDS SEWER DISTRICT, 1522 Powers Avenue**, has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: Michelle Gruell @ 208-746-9689 (cosd7469689@yahoo.com)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: _____

TITLE: _____

DATE: _____



() **CENTURYLINK, 528 6TH Avenue, Lewiston,** has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: Cody Hollenback @ 208-798-8380 (cody.hollenback@centurylink.com)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: Cody Hollenback *Cody Hollenback*

TITLE: NETWORK ENGINEER

DATE: 12/1/2023

() **SPARKLIGHT, 2320 Nez Perce Grade** has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: Lawrence Bryant @ 208-746-3336 (Lawrence.bryant@sparklight.biz)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: _____

TITLE: _____

DATE: _____



- () **CENTURYLINK, 528 6TH Avenue, Lewiston**, has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: Cody Hollenback @ 208-798-8380 (cody.hollenback@centurylink.com)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: _____

TITLE: _____

DATE: _____

- (X) **SPARKLIGHT, 2320 Nez Perce Grade** has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: ^{Brett Pike 208-631-0424} ~~Lawrence Bryant @ 208-746-3336~~ (Lawrence.bryant@sparklight.biz) ^{Brett.Pike@Sparklight.biz}

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: Dave Mape

TITLE: General Manager

DATE: 11/30/23



() **LEWISTON ORCHARDS SEWER DISTRICT, 2901 Railroad Ave,** has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for service.

CONTACT: Urban Wessels, LOSD Engineer @ 208-791-9346
(urbanwessels@gmail.com)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: _____

TITLE: _____

DATE: _____

() **THE CITY OF LEWISTON FIRE DEPARTMENT, 1245 Idaho St.,** has completed an initial review of the above named proposed subdivision and intends to accept lots within the proposed subdivision for fire protection.

CONTACT: Julian Sorrell, Division Chief - Fire Marshall @ 208-743-3554 ext. 6292
(jsorrell@cityoflewiston.org)

NAME: Julian Sorrell

TITLE: Division Chief / Fire Marshall

DATE: 11/29/2023



PRELIMINARY PLAT APPLICATION PACKET

9

() **PUBLIC HEALTH – IDAHO NORTH CENTRAL DISTRICT, 215 10th St.,**

Lewiston, has conducted a preliminary review of the above named proposed plat. The plat will be approved upon meeting Department of Environmental Quality(DEQ) requirements.

CONTACT: Bonnie Waldemarson, Environmental Health Section @ 208-799-3100

(bwaldemarson@phd2.idaho.gov) or Jacob Wimpenny @ 208-799-3100

(jwimpenny@phd2.idaho.gov)

NAME: Bonnie Waldemarson

TITLE: Environmental Health Specialist

DATE: 11-29-23

Public Health Will Need

- ① Application Fee
- ② ~~Public Health~~ Will serve letters
 - water
 - Sewer

() **THE CITY OF LEWISTON PUBLIC WORKS DEPARTMENT, 215 D Street,**

has conducted a preliminary review of the above named proposed plat and intends to accept lots within the above named proposed plat for sanitary sewer, storm sewer, ~~potable~~ water, and street maintenance service.

CONTACT: Public Works @ 208-746-1316 (publicworks@cityoflewiston.org)

The required 10-foot wide public utility easements adjacent to all public street and alley rights-of-way are sufficient for our utility placements except for the following additional and/or revised easement requirements:

NAME: Luke Antonich

TITLE: CITY ENGINEER

DATE: 2/6/24



() **LEWISTON CITY ENGINEER, 215 D Street,** has reviewed the proposed plat and determined that major improvement, as defined by Lewiston City Code, (are) (are not) required.

CONTACT: Luke Antonich @ 208-791-0302 (lantonich@cityoflewiston.org)

NAME: Luke Antonich

TITLE: CITY ENGINEER

DATE: 2/6/24

City of Lewiston



**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
RECOMMENDING APPROVAL, APPROVAL WITH CONDITIONS, OR
DENIAL OF A SUBDIVISION PRELIMINARY PLAT TO THE LEWISTON
CITY COUNCIL**

This document shall serve as memorialization of the rationale for the recommendation to Lewiston City Council, approving, approving with conditions, or denial of a Subdivision Preliminary Plat, 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:**
SUB22-000009
- II. **APPLICANT'S NAME AND ADDRESS:**
Kevin and Laurie Glaspell
1825 Airway Avenue
Lewiston ID, 83501
- III. **IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
A 2.82 Acre parcel of land located at 1823 Airway Avenue, Lewiston, Idaho.
- IV. **IDENTIFICATION OF ZONING DISTRICT AND NEIGHBORHOOD OF SUBJECT PROPERTY:**
Suburban Residential (R-1) Zone, Neighborhood No. 7
- V. **DATE OF CONSIDERATION:**
February 14, 2024
- VI. **NAME OF GOVERNING BODY:**
City of Lewiston Planning and Zoning Commission
- VII. **NATURE OF SUBJECT APPLICATION:**
Application for approval of subdivision preliminary plat.
- VIII. **DECISION:**
The Lewiston Planning and Zoning Commission recommends **APPROVAL** of SUB22-000009.

IX. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

None.

X. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this subdivision administrative plat:

1. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 32 (Subdivisions) of the Lewiston City Code. Lewiston City Code § 32-2 (Purpose and Intent) states:
 - (a) The purpose of this chapter is to provide for the orderly growth and harmonious development of the City of Lewiston, to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to insure consideration for adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal descriptions; and to provide logical procedures for the achievement of this purpose.
 - (b) Its interpretation and application, the provisions of this chapter are intended to provide a common ground of understanding and a sound equitable working relationship between the public and private interests to the end that both independent and mutual objectives can be achieved in the subdivision of land. Applicable commentary:

The proposed subdivision includes one "standard" lot fronting Airway Avenue, and one additional "flag lot" configured in conformance with Section 37-124 of City Code. Should the proposed subdivision be approved, the Existing single family residence and associated accessory buildings will all occupy the proposed Lot 2, the standard lot fronting Airway Avenue. A 5 foot wide strip of land will be dedicated for public right-of-way along the Airway Avenue street frontage. In order to provide access to public sewer for the proposed lots, the developer will be required to construct approximately 24 l.f. of sanitary sewer main in the undeveloped Bryden Avenue right-of-way. The depth of the proposed flag lot and the resulting distance of proposed residence from existing improved public streets also necessitates the granting of a fire apparatus turn-around near the proposed boundary between lots 1 and 2. Construction of the driveway and associated fire apparatus turn-around can be postponed until the proposed lot 1 is developed with improvements requiring a City issued building permit.

Frontage improvements along the Airway Avenue frontage will be required to be satisfied prior to approval of the final plat. As no connecting portions of Bryden Avenue are currently constructed, the developer will be required to sign an irrevocable consent to a L.I.D. for the undeveloped section of adjacent Bryden Avenue right-of-way.

Extension of the City sewer main in Bryden Avenue will allow the lots in the proposed subdivision to be serviced by the City sewer system. The proposed subdivision is located in the Lewiston Orchards

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FOR SUB22-000009

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Irrigation District, and the irrigation district has indicated their intent to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

2. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 37 (Zoning Code) of the Lewiston City Code. Lewiston City Code § 37-2 (Purpose) states: “The purpose of this chapter is to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.” Applicable commentary:

The subject property is currently zoned R-1, and the proposed lot configurations adhere to the requirements of that zone as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

3. The proposed subdivision **will** be in compliance with Chapter 37 (Zoning) of the Lewiston City Code standards (unless otherwise waived by Conditional Use Permit or Variance) to include meeting the minimum lot depth, minimum lot width, and minimum lot area standards as set forth by the zoning district which it is located in. Applicable commentary:

The subject property is currently zoned R-1, and the proposed lot configurations adhere to the requirements of that zone as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

4. The proposed subdivision **will** be in conformance with the Lewiston Comprehensive Plan’s requirements and objectives. Applicable commentary:

The proposed plat adheres to the requirements for the R-1 Zone which were established to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.

5. The proposed subdivision **does** include the entire tract of land, unless an approved preliminary plat, planned unit development (PUD), or approved development master plan shows development in phases. Applicable commentary:

The plat area includes the applicants entire parcel as determined by a survey in the field conducted by an Idaho Licensed Land Surveyor.

6. The proposed subdivision **has** received favorable review from applicable public utility providers.

Representatives of applicable public utility providers have reviewed the plat proposal, and affirmed their ability and intent to provide service by signing the utility services acceptance form contained in the preliminary plat application packet.

7. The applicant **has** complied with all elements of Lewiston City Code § 32.20. Applicable commentary:

The plat was reviewed by the City Surveyor and Public Works Staff under the direction of the City Engineer and contained the information as required by Section 32.20 of the City Subdivision Code.

8. The proposed subdivision **does not** contain all or any part of the site of a proposed park, school, flood control facility, or other public area as shown by the City's Comprehensive Plan or future acquisitions map.

The approved City Comprehensive plan does not propose any public areas at this location.

9. The proposed subdivision **is not** within a known floodplain. Applicable commentary:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) do not indicate that the platted property is located in a designated floodplain.

10. The proposed subdivision **does not** have, in whole or in part, terrain having an average slope exceeding ten percent (10%).

The native slopes of all land located within the plat area are less than the 10% threshold. All constructed improvements will be designed by an Idaho licensed engineer.

11. The proposed subdivision **is** in conformance with the City's Master Transportation Plan and/or neighborhood plan. Applicable commentary:

Bryden Avenue is listed as a proposed future collector on the adopted 2020 Transportation Plan, and is platted to allow its construction as such, when required.

12. The proposed subdivision's street name(s) **are** in conformance with Lewiston City Code § 31-85. Applicable commentary:

No new streets are proposed by the associated subdivision and all existing streets have been previously named and accepted by the City Council.

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

An action or ruling by the Planning and Zoning Commission pursuant to the City of Lewiston Zoning Code may be appealed to the Lewiston City Council by the person who initiated the action before the Planning and Zoning Commission or by any person entitled to notice by mail of the action under section 37-184(b)(2) of the City of Lewiston Zoning Code. Such appeal must be filed within fifteen (15) calendar days after the Planning and Zoning Commission has adopted its written Reasoned Statement of Relevant Criteria and Standards. Written notice of the appeal must be filed with the City Clerk within such fifteen (15) day period. If an appeal is not filed and the fee required by section 37-188 of the City of Lewiston Zoning Code is not deposited with the City Clerk within such fifteen (15) day period, the decision of the Planning and Zoning Commission shall be final.

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

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Specialist