

1. 5:30 P.M. 08.10.2022 P&Z Meeting Agenda

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# **MEETING AGENDA**

## **LEWISTON PLANNING AND ZONING COMMISSION**

**AUGUST 10, 2022 AT 5:30 P.M.**

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING,**  
**215 D STREET, 2<sup>ND</sup> FLOOR, LEWISTON, ID 83501**

*Citizen comments and testimony for public hearings may be made: in-person, by emailing Dawn Ortiz at dortiz@cityoflewiston.org, or by calling (208)798-2570 and leaving a message. Citizen comments and testimony for public hearings submitted by email or phone will be forwarded to the Planning & Zoning Commission. If you would like your citizen comment to be read out loud during the meeting, please so indicate in your message. Testimony for public hearings that was submitted by email or phone and unable to be forwarded to the Planning & Zoning Commission prior to the meeting will be read out loud during the public hearing. Members of the public who wish to provide in-person comment or testimony, but who are unable to secure a seat in the designated meeting space and/or overflow room(s) due to occupancy or gathering limits, will be rotated in and out of the designated meeting space in order to provide comment. While not in the designated meeting space, such persons may watch and listen to the livestream of the meeting on their own devices by visiting the City of Lewiston's Facebook page or the City's website at cityoflewiston.org*

COMMISSION MEMBERS: Chair; Richard Kremer, Vice Chair; Michael Busch, Kathy Branson, Cynthia Ball, Kevin Kelly, Gabriel Iacoboni, Chantelle Souther

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**AS A MATTER OF PUBLIC SERVICE AND GOVERNMENTAL TRANSPARENCY, THIS MEETING  
 MAY BE RECORDED, STREAMED LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS  
 MAY INCLUDE VIDEO AND AUDIO OF ALL PERSONS PRESENT.**  
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- I. **CALL TO ORDER**
- II. **SELF-RECOGNITION AND CURE OF OPEN MEETINGS LAW VIOLATION REGARDING COMMISSIONER BALL 7/28/22 EMAIL (NO VOTE NEEDED)**
- III. **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.
- IV. **APPROVAL OF JULY 27, 2022 MEETING MINUTES (ACTION ITEM)**
- V. **APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR SUB22-000010, SUBDIVISION PROPOSAL IN THE NORMAL HILL NORTH ZONE BY JON RUARK AND ROBERT RUARK (ACTION ITEM):** The applicant proposes a subdivision of a .24 acre tax parcel, RPL1660012011A, also

known as 1524 9<sup>th</sup> Avenue, to create one (1) additional building lot. A public hearing was held on this matter at the July 27<sup>th</sup>, 2022 Planning & Zoning Commission meeting.

- VI. **PRELIMINARY PLAT FOR RAINWOOD WEST – WIEGAND (ACTION ITEM):** The Rainwood West preliminary plat proposes to subdivide approximately 1.10 acres of property located along the West side of the 3200 block of 7<sup>th</sup> Street, into four (4) development lots, in the Low Density Residential, R2A, zoning district.
- VII. **PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION CUP22-000006, BY SHANNON PALMER, FOR MULTI-FAMILY DWELLING IN THE R2A ZONE, LOCATED AT 206 ½ S. GARDEN COURT, AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT (ACTION ITEM):** The applicant requests conditional use permit approval for multi-family dwelling; adding a second, detached single family dwelling on a parcel already containing one detached single family dwelling, in the Low Density Residential, R-2A zoning district. Multi-family dwelling meeting the standards of Lewiston City Code 37-124.1 is allowed as a conditional use in the Low Density Residential, R-2A zone.
- VIII. **INITIATION OF ZONING CODE AMENDMENT, ZA-05-22, ZONING CODE SEC 37-181, COMPOSITION OF THE PLANNING & ZONING COMMISSION (ACTION ITEM):** The Planning and Zoning Commission is asked to initiate an amendment to the Zoning Code, pursuant to Zoning Code Sec. 37-178. The related code amendment is to Sec. 37-181 and would remove provisions that are redundant and already covered by Idaho Code, other sections of Lewiston City Code and the Planning & Zoning Commission Bylaws.
- IX. **INITIATION OF ZONING CODE AMENDMENT, ZA-02-22, ZONING CODE SECTION 37-124 STANDARDS FOR FLAG LOT DEVELOPMENT (ACTION ITEM):** The Planning & Zoning Commission is asked to initiate an amendment to the Zoning Code, pursuant to Zoning Code Sec. 37-178. The related code amendment would be to Zoning Code section 37-124 to allow for the limit of three (3) abutting flagpole lots to be per individual subdivision.
- X. **INITIATION OF ZONING CODE AMENDMENT, ZA-06-22, ZONING CODE SECTION 37-184 RULES FOR PUBLIC HEARINGS, REQUIRED HEARING NOTICE MAILING (ACTION ITEM):** The Planning & Zoning Commission is asked to initiate an amendment to the Zoning Code, pursuant to Zoning Code section 37-178. Zoning Code Section 37-184(b)(2), which states that public hearing notice shall be mailed to owners of property within three hundred (300) feet of property that is the subject of a conditional use permit, change of nonconforming use, rezone and comprehensive plan amendment request. However, it has been our practice to send notice to owners of property within three hundred thirty (330) feet. The Commission is asked to initiate amendment to the Zoning Code, per Zoning Code Section 37-178, to increase the distance for the required hearing notice property owner mailings.

**XI. STAFF-COMMISSION COMMUNICATIONS**

- A.** Query of Commissioners to attend the regularly scheduled meeting of August 24, 2022 (Public hearing Zone Change)
- B.** Other

**XII. ADJOURN (ACTION ITEM)**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access to the facility within which this meeting is being held, please contact City Planner, Joel D. Plaskon at least forty-eight hours in advance of the meeting at (208) 746-1318 extension 7202 or [jplaskon@cityoflewiston.org](mailto:jplaskon@cityoflewiston.org).