

August 25, 2021

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

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

I. CALL TO ORDER

COMMISSIONERS PRESENT: Hannah Liedkie, Chair; Rick Tousley, Vice Chair; Michael Busch; Joan Hunter; Richard Kremer;

STAFF MEMBERS PRESENT: Joel Plaskon, Planner - Local Initiatives; Kayla Hermann, Assistant City Attorney; Tanya Brocke, Community Development Specialist; Aaron Butler, IT;

II. CITIZEN COMMENTS

None.

III. APPROVAL OF AUGUST 11, 2021 MEETING MINUTES

Commissioners Hunter and Busch moved and seconded, respectively, approval of the August 11, 2021 meeting minutes. The motion carried 5-0.

IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR CUP21-000004, DAY CARE CENTER AT 2102 2ND ST

Commissioners Kremer and Hunter moved and seconded, respectively, approval of the August 11, 2021 meeting minutes. The motion carried 4-0-1 with Chair Liedkie abstaining.

V. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR CUP21-000005, SMALL LOT DEVELOPMENT ON THE 1200 BLOCK OF BRYDEN AVE

Commissioners Busch and Hunter moved and seconded, respectively, approval of the reasoned statement. Motion carried 4-0-1 with Chair Liedkie abstaining.

VI. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR ZNC21-000005, ZONE CHANGE RELATED TO ANNEXATION OF 40 ACRES ON O'CONNOR RD & SOUTHPORT AVE

Commissioners Busch and Tousley moved and seconded, respectively, approval of the reasoned statement. The motion carried 4-0-1 with Chair Liedkie abstaining.

- VII. **PUBLIC HEARING- ZA-02-21 AND ZNC21-000006: The City of Lewiston proposes to amend the zoning code and zoning map to establish airport overlay zones around the Lewiston - Nez Perce County Regional Airport. The establishment of these overlay zones will permit various land uses based upon compatibility with airport operations and establish related height limitations in order to preserve the viability of the airport, protect the public safety and welfare, protect airspace, prevent aviation hazards and meet a primary objective of the Airport Chapter of the Lewiston Comprehensive Plan.**
- Chair Liedkie provided the public hearing process, opened the public hearing and asked for a staff report.

City Planner Joel Plaskon explained that the Lewiston Comprehensive Plan Chapter 17, Airport Chapter, contains goals and objectives relative to the Lewiston-Nez Perce County Regional Airport and surrounding properties, including amending the Zoning Code and Zoning map to "...ensure an environment of compatibility between aircraft operations and interests and surrounding land uses. This should include consideration of establishing an Airport Overlay Zone..." As a result, staff coordinated with a consultant who specializes in airport planning and zoning matters and related Federal Aviation Administration (FAA) matters and wrote the proposed Airport Overlay Zone (AOZ) regulations to be adopted into Lewiston City Code Chapter 37, Zoning and prepared the related necessary map depicting the geographic locations and boundaries of the proposed overlay zones. The Planning and Zoning Commissioner reviewed several drafts of the proposal prior to scheduling of the public hearings to formally consider the proposal for adoption by City Council.

Mr. Plaskon concluded his report by summarizing the key provisions of the proposed code which include:

1. Five Airport Overlay Zones, each with a different level of airport operations and private property protection and compatibility, in accordance with the Idaho Department of Transportation Department, Aeronautical Division's Land Use Compatibility Guidelines;
2. A land use compatibility and allowable uses chart;
3. Eight height zones and height limits, each with a different level of aircraft and private property protection, in accordance with FAA's Code of Federal Regulations Part 77;
4. Property owner responsibility to obtain FAA approval/confirmation that proposed construction within the required height zones will not pose an aircraft flight hazard risk;
5. Disclosure statement requirement to property owners within the proposed overlay zones, notifying them of potential hazard and noise exposure related to their close proximity to aircraft operations;
6. Nonconformity regulations which "grandfather" existing structures and land uses (except for anything determined to be an aviation hazard) that would not be permitted if proposed after the establishment of the AOZ.

After questions from Commissioners, Chair Liedkie asked for public comment.

Patrick Lambert, 623 Cedar Ave with property at 10th and Ripon, questioned how to get a copy of the zoning map to find out what zone his property is in since he is in the process of getting a building permit. Mr. Lambert can't tell what zone his property is in from the map and was provided with Mr. Plaskon's contact information to get the information.

There being no other public comments, Chair Liedkie closed the public hearing.

After discussion, Commissioners Hunter and Busch moved and seconded, respectively, to recommend approval of ZA-02-21 to City Council. The motion carried 5-0.

Commissioners Tousley and Hunter moved and seconded, respectively, to recommend approval of ZNC21-000006 to City Council. The motion carried 5-0.

VIII. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 9/8/21 (conditional use permit application hearing).

All Commissioners present planned to attend other than Commissioner Kremer.

B. We have 2 commission member vacancies and 2 applications for membership. Interviews are being scheduled.

Chair Liedkie expressed how impressed she was with how fast applications were received for the vacant positions.

C. Other

Mr. Plaskon brought up the option, due to the recent COVID-19 surges, for Commissioners to attend meetings via zoom.

IX. ADJOURN

There being no further business, Commissioners Tousley and Hunter moved and seconded, respectively to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 6:14 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2021.