

January 12, 2022

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. commissioner Kremer 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: Richard Kremer, Chair; Michael Busch, Vice Chair; Cynthia Ball; Kathy Branson; Kevin Kelly; Gabriel Iacoboni

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Katie Hollingshead, Assistant Planner; Kayla Hermann, Assistant City Attorney; Shelby Sieracki, Assistant City Attorney; Aaron Butler, IT; Dawn Ortiz, Recording Secretary

II. CITIZEN COMMENTS

Johanna Mused Bitiscombe Frank at 1403 15th Ave, Lewiston, Id. Johanna wants to bring attention to the need for help in regards to the homeless and aging within the City. Ms. Frank was very concerned about the closure of the R.O.C, which in turn has produced a lack of facilities, such as bathrooms, water, garages, warming shelters, food, sleeping locations to assist with the homeless.

Richard Kremer stated that he was in favor of a homeless shelter at the R.O.C.

III. ELECTION OF CHAIR AND VICE CHAIR OF THE PLANNING & ZONING COMMISSION FOR THE CALENDAR YEAR 2022 (ACTION ITEM)

Kayla Hermann provided clarification on the procedure of Chair and Vice Chair election via the bylaws.

Kathy Branson nominated Richard Kremer for Chair. Upon roll call, the vote was as follows:

Commissioner Kevin Kelly voted for Richard Kremer.
Commissioner Michael Busch voted for Richard Kremer.
Commissioner Kathy Branson voted for Richard Kremer.
Commissioner Cynthia Ball voted for Richard Kremer.
Commissioner Gabriel Iacoboni voted for Richard Kremer.
Commissioner Richard Kremer abstained.

Kevin Kelly nominated Michael Busch for Vice Chair. Upon roll call, the vote was as follows:

Commissioner Gabriel Iacoboni voted for Michael Busch.
Commissioner Cynthia Ball voted for Michael Busch.
Commissioner Kathy Branson voted for Michael Busch.
Chair Richard Kremer voted for Michael Busch.
Commissioner Michael Busch voted for Michael Busch.
Commissioner Kevin Kelly voted for Michael Busch.

IV. APPROVAL OF DECEMBER 8, 2021 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Busch moved and seconded, respectively, approval of the December 08, 2021 meeting minutes as amended. The motion carried 6-0.

V. APPROVAL OF DECEMBER 15, 2021 MEETING MINUTES (ACTION ITEM)

Commissioners Kelly and Ball moved and seconded, respectively, approval of the December 15, 2021 meeting minutes as amended. The motion carried 6-0.

VI. INITIATION OF ZONING CODE AMENDMENT: AMENDING SECTIONS 37-93.6(a)(9) AND 37-93.8(a)(5) OF THE ZONING CODE (ACTION ITEM):

Commissioners Branson and Kelly moved and seconded, respectively, approval of the zoning code amendment to sections 37-93.6(a)(9) and 37-93(a)(5). The motion carried 6-0.

VII. PRELIMINARY PLAT FOR NORTHVIEW VILLAGE (ACTION ITEM) - WEIGAND

City Surveyor Mark Weigand summarized the request for the Planning and Zoning Commission.

Commissioners asked clarification questions to city staff.

Commissioner Branson and Vice Chair Busch moved and seconded, respectively, to recommend approval of the preliminary plat for Northview Village to the City Council. The motion carried 6-0.

VIII. PUBLIC HEARING FOR ZONING CODE AMENDMENT ZA-08-21: AMENDMENT OF LOT WIDTH DIMENSION WHEN ABUTTING AN ALLEY IN THE NORMAL HILL NORTH AND NORMAL HILL SOUTH ZONING DISTRICTS (ACTION ITEM):

Chair Kremer explained the public hearing process, opened the public hearing and asked for a staff report.

Assistant City Planner Katie Hollingshead provided a staff report explaining zoning areas and specific lots that ZA-08-21: Amendment would affect. Staff explained that most lots are already nonconforming and the amendment would assist in making more of those lots conforming.

Commissioner Ball asked if someone would want to split a lot, would they need to have a conditional use permit and a public hearing.

Staff confirmed there would be a public hearing on the subdivision.

There being no public testimony received, Chair Kremer closed the public hearing.

Commissioners Branson and Kelly moved and seconded, respectively, approval of ZA-08-21as set forth in Ordinance No. 4839 to City Council. The motion carried 6-0.

IX. PUBLIC HEARING FOR VARIANCE APPLICATION VAR21-000002 BY ALEXANDER INVESTORS, LLC REGARDING PARKING AT 1209 MAIN STREET (ACTION ITEM)

Chair Kremer explained the public hearing process, opened the public hearing and asked for a staff report.

City Planner Joel Plaskon provided a summary of the staff report with pictures so Commission can get geographically familiar with the subject property location. Staff provided criteria and standards for variance. The subject property has never, that we know of, had enough room for all modern-day code-required parking. Currently, there are no code-compliant parking spaces. The city's master, comprehensive and water plans would support the granting of this variance.

Commission Branson asked about a possible parking garage.

Staff Plaskon deferred the question to the applicant.

Commission Ball asked about overnight parking for the City and if it is time-limited.

Staff Plaskon doesn't think the off-street parking is time limited and referred to overnight parking in City parking lots with a permit.

There being no further questions Chair Kremer called the applicant forward.

Tim Lynch with My Architect attended on behalf of Alexander Investors, LLC. Mr. Lynch explained that a parking garage would need to be 6 stories tall and would only be providing 12 parking spaces per floor due to the size and slope of the ramp. The owner is planning on assigning parking spaces for the apartments on the 2nd and 3rd floor, just like the other apartment buildings he owns in the downtown area.

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

Tom Clark, 327 Prospect and owner of property east of the subject property. There are already parking problems at the train station, his property east of the subject property. Mr. Clark is not able to find parking at his own building at times currently. Mr. Clark strongly feels that his parking problem will increase with this variance. Mr. Clark asks respectively for the commission to deny the variance.

There being no further public comment, Chair Kremer asked for staff recommendation. Mr. Plaskon recommends that the Planning and Zoning Commission approve the variance with the condition of approval to limit the number of apartments and bedrooms.

Commission Ball asked questions regarding lowering the number of apartments and the return of investment to the applicant. Mr. Lynch is not able to answer this question at this point in time and Mr. Plaskon advised that return on investment is not part of the criteria for this variance.

There being no further public comment, Chair Kremer closed the public hearing.

After discussion, commission Kelly and Iacoboni moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving VAR21-000002 with the condition of a parking management plan to be provided and approved by City Staff. Upon roll call, the vote was as follows:

- Commissioner Gabriel Iacoboni voted in favor.
- Commissioner Cynthia Ball voted in favor.
- Commissioner Kathy Branson voted not in favor.
- Commissioner Richard Kremer voted not in favor.
- Commissioner Michael Busch voted in favor.
- Commissioner Kevin Kelly voted in favor.

Motion passed 4-2.

X. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 1/26/22

All Commissioners present planned to attend.

B. Other

City Planner Joel Plaskon informed the commission that they have one applicant to fill the open seat but will be waiting to see if any more applications will be submitted.

Assistant City Attorney Kayla Hermann introduced the City's new assistant city attorney Shelby Sieracki.

XI. ADJOURN

There being no further business, Commissioner Kelly and Busch moved and seconded, respectively to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 7:44 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2022.