

January 13, 2021

The LEWISTON PLANNING AND ZONING COMMISSION met in a hybrid meeting in person and remotely via the Zoom Meeting (video conferencing) Service (app). Chair Sandstrom 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; Richard Kremer; Hannah Liedkie; Rick Tousley,

COMMISSIONERS EXCUSED: Joan Hunter

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

II. CITIZEN COMMENTS

None.

III. ELECTION OF CHAIR AND VICE CHAIR OF THE PLANNING AND ZONING COMMISSION FOR THE CALENDAR YEAR 2021

Commissioner Sandstrom and Tousley moved and seconded nomination of Commissioner Liedkie for Chair. Commissioner Menegas nominated himself with Commissioner Kremer seconding. Commissioner Menegas nominated himself for Chairperson. Upon roll call, the vote was as follows:

Commissioner Liedkie voted for Commissioner Liedkie
Commissioner Kremer voted for Commissioner Menegas
Commissioner Sandstrom voted for Commissioner Liedkie
Commissioner Tousley voted for Commissioner Liedkie
Commissioner Busch voted for Commissioner Liedkie
Commissioner Menegas voted for Commissioner Menegas

Commissioner Liedkie was elected Chairperson by majority of votes.

Commissioners Kremer nominated Commissioner Menegas for Vice Chair. Commissioners Liedkie nominated Commissioner Tousley as Vice Chair.

Commissioner Liedkie voted for Commissioner Tousley
Commissioner Kremer voted for Commissioner Tousley
Commissioner Sandstrom voted for Commissioner Tousley
Commissioner Tousley voted for Commissioner Tousley
Commissioner Busch voted for Commissioner Tousley
Commissioner Menegas voted for Commissioner Tousley

Commissioner Tousley was elected as Vice Chair by majority of votes.

IV. APPROVAL OF DECEMBER 9, 2020 MEETING MINUTES

Commissioners Liedkie and Tousley moved and seconded, respectively, approval of the December 9, 2020 minutes. Upon roll call, the votes were as follows:

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Aye
Commissioner Menegas	Aye
Commissioner Liedkie	Aye
Commissioner Sandstrom	Aye

The motion carried 6-0.

V. CONSIDERATION OF APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR CUP20-000008 TIFFANY GILMORE - A request for a Conditional Use Permit to allow a Daycare Center, thirteen (13) children or over, within a home in the Low Density Residential (R-2) Zoning District, pursuant to Lewiston City Code 37-28(2).

Commissioners Tousley and Busch moved and seconded, respectively, approval of the written decision for CUP20-000008. As Commissioner Tousley had abstained, he withdrew his motion.

Commissioners Busch and Kremer moved and seconded, respectively, approval of the written decision for CUP20-000008. Upon roll call, the vote was as follows:

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Abstain
Commissioner Menegas	Aye
Commissioner Liedkie	Abstain
Commissioner Sandstrom	Aye

The motion carried 4-0-2 with Commissioners Tousley and Liedkie abstaining.

VI. CONSIDERATION OF APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR ZNC20-000006 DK HOLDINGS, LLC - A request to rezone 14.93 acres from Nez Perce County Farm (F1) and Suburban Residential (R1A) to City of Lewiston Planned Unit Development (PUD) Zone.

Commissioners Menegas and Busch moved and seconded, respectively, to approve the written decision for ZNC20-000006. Upon roll call, the vote was as follows

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Aye
Commissioner Menegas	Aye
Commissioner Liedkie	Aye
Commissioner Sandstrom	Aye

The motion carried 6-0.

VII. **PUBLIC HEARING: REZONE APPLICATION, ZNC20-000008, BY TRAVIS & JAIMIE KNOX, CHARLES BROWNE, DANIEL HAINES, JAMES LOWTHER & MICHAEL FOLLETT - A zone change application for 3.28 acres of land at 1101 Snake River Ave, 1127 Snake River Ave, 1203 Snake River Ave, 1207 Snake River Ave and 1225 Snake River Ave, from M1 Light Industrial to C4 General Commercial**

Chair Sandstrom provided the background process for the public hearing, opened the public hearing and asked for staff report.

Commissioner Liedkie noted she works at 325 Snake River Ave but has determined there was no conflict of interest and would be participating.

Commissioner Menegas noted that he had no conflict of interest

Assistant Planner Katie Hollingshead provided aerial photos and maps of the subject property and summarized the staff report. The six subject properties make up approximately 555 linear feet of Snake River Avenue street frontage and are in close proximity to Kiwanis Park and the levee trail system. The properties to the east are all residential in nature. The existing M1 - Light Industrial zone states in its purpose that it is "to provide for necessary community uses that are not appropriate in residential districts" whereas the C4 - General Commercial zone is "to provide areas to serve the city and regional needs for commercial goods and services. Such areas shall be compatible with adjacent residential development". The existing businesses do not require the M1 - Light Industrial zone to continue operating. The existing M1 zone does not fit with the future land designation of commercial as well as the C4 General Commercial zone does. A move to the C4 General Commercial zone would allow for a larger mix of businesses that would be more in line with the future goals of the Waterfront Plan and the goal to phase out industrial uses along Snake River Ave as stated in Chapter 14 of the Comprehensive Plan.

The C4 zoning designation is also more compatible with the adjacent residential neighborhood than the current M1 zoning designation as it eliminates manufacturing, processing, commercial and industrial laundry and other uses not appropriate adjacent to residential areas. C4 zoning would also allow for residential units on the second story of buildings, potentially increasing the housing stock. As stated in the Waterfront section of the Comprehensive Plan; "There is a unique opportunity to complement them all with a mix of medium to high density residential, retail and professional office commercial and recreational uses. Establishing a mix of recreational, water sport related business, retail; dining and residential land uses in this sub-area would turn it into a destination for residents and visitors and could add a vibrant night life, as well." the C4 zone allows for this mix of uses to happen.

Ms. Hollingshead concluded her staff report by noting that she would withhold her recommendation pending receipt of any public testimony and asked if there were any questions from the Commission.

Commissioner Tousley questioned if it includes development of sidewalks. Public Works representative was present to discuss.

Alannah Bailey informed they had a project planned on the East side of Snake River Ave, as well as sidewalk from the south side of Snake River Ave to Prospect Ave. Construction is planned from Demolay to Snake River Ave.

Great example of implementation of the objective of the waterfront plan. Improved path will lead residents from Normal Hill a clean clear path down to the levee trail.

Staff recommends approval and the public hearing was closed for Commission discussion. After discussion, Commissioners Busch and Menegas moved and seconded, respectively, to direct staff to draft the reasoned statement approving ZNC20-0000008. Upon roll call, the vote was as follows:

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Aye
Commissioner Menegas	Aye
Commissioner Liedkie	Aye
Commissioner Sandstrom	Aye

The motion carried 6-0.

VIII. PUBLIC HEARING: ZONING CODE AMENDMENT, ZA-04-20, PRIVATE COMPANY OR NON-PROFIT USES SIMILAR TO PUBLIC AND SEMI-PUBLIC USES - A proposed zoning code amendment to specify that any use conducted by a private company or non-profit organization that is substantially similar to a use normally conducted by a public or semi-public entity may be allowed in various zoning districts.

Commissioner Sandstrom provided the public hearing background process, opened the public hearing and asked for staff report.

City Planner Joel Plaskon informed the Commission that zoning code does not currently account for private companies or nonprofits providing services typically provided by a public or semi-public agency. The zoning code amendment would resolve this problem in the zoning code and would add the additional language to all the zones. Legislative matter and the Commission is being asked to take a vote to recommend approval or denial by City Council.

There being no public comment, Commissioner Sandstrom closed the public hearing. Commissioners Liedkie and Tousley moved and seconded, respectively, to recommend approval of ZA-04-20 to City Council. Upon roll call, the vote was as follows:

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Aye
Commissioner Menegas	Aye
Commissioner Liedkie	Aye
Commissioner Sandstrom	Aye

The motion carried 6-0.

- IX. **ZONE CHANGE, ZNC20-000007, EAST ORCHARDS UPZONE - The Commission will determine whether or not to include all F2 zoned properties generally located east of 16th St, west of 20th St, north of Burrell Ave and south of Warner Ave and the Estates at Canyon Crest in the public hearings to rezone said properties to R1 (the public hearings will be conducted at a later date). Of the approximately fifty-five property owners who own property that could be included, only thirteen of them responded to letters soliciting their input on the matter. Seven responses were in opposition to being rezoned, three were in favor and two were neutral.**

Mr. Plaskon informed the Commission that staff is asking the Commission to direct staff which properties to include in the public hearings. In other words, staff had sent letters to property owners in question.

Commissioners Liedkie and Tousley moved and seconded, respectively, to direct staff to schedule public hearings for this rezoning to include only those properties whose owners have not objected to it. Upon roll call, the vote was as follows:

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Aye
Commissioner Menegas	Aye
Commissioner Liedkie	Aye
Commissioner Sandstrom	Aye

The motion carried 6-0.

- X. **INITIATION OF ZONING CODE AMENDMENT TO ADD A DECISION TIME LIMIT FOR THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL ON LAND USE APPLICATIONS, IN ACCORDANCE WITH IDAHO CODE 67-6519**

Commissioners Kremer and Busch moved and seconded, respectively, to initiate a zoning code amendment to add a decision time limit. Upon roll call, the vote was as follows:

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Aye
Commissioner Menegas	Aye
Commissioner Liedkie	Aye
Commissioner Sandstrom	Aye

The motion carried 6-0.

- XI. **INITIATION OF ZONING CODE AMENDMENT TO ESTABLISH NEW AIRPORT AREA ZONING TO IMPLEMENT, IN PART, THE NEW AIRPORT CHAPTER OF THE COMPREHENSIVE PLAN**

Commissioners Menegas and Kremer moved and seconded, respectively, to initiate zoning code amendment to establish new airport area zoning and mapping to implement the new airport chapter of the Comprehensive Plan. Upon roll call, the vote was as follows:

Commissioner Kremer	Aye
Commissioner Busch	Aye
Commissioner Tousley	Aye
Commissioner Menegas	Aye
Commissioner Liedkie	Aye

Commissioner Sandstrom Aye
The motion carried 6-0.

XII. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 1/27/21 (Public hearing to consider adoption of an updated Transportation Chapter of the Comprehensive Plan)

All Commissioners present indicated they planned to attend.

B. Other

Commissioners thanked Commissioner Sandstrom for being a great Chair for the 2020 year.

XIII. ADJOURN

There being no further business, Commissioners Liedkie and Tousley moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 6:38 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2021.