

February 08, 2023

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

COMMISSIONERS EXCUSED: Kathy Branson;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Specialist; Aaron Butler, IT; Kayla Herman, City Attorney; Brianne Drury, Assistant City Attorney; Jennifer Tengono, Assistant City Attorney

II. CITIZEN COMMENTS

None

III. APPROVAL OF JANUARY 25, 2023 MEETING MINUTES (ACTION ITEM)

Commissioners Kelly and Iacoboni moved and seconded, respectively, approval of the January 25, 2023 meeting minutes. The motion carried 4-0.

IV. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP23-000001; AN APPLICATION BY FRANK NUDING TO INSTALL A BILLBOARD SIGN AT 2231 2ND AVE NORTH (ACTION ITEM):

Commissioners Iacoboni and Kelly moved and seconded, respectively, approval of reasoned statement CUP23-000001. Motion passed 4-0.

V. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR APPLICATIONS ANX23-000001, CPA23-000001, ZNC23-000001 BY GRECO LAND DEVELOPMENT, LLC (ACTION ITEM):

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

Assistant Planner Katie Hollingshead provided a verbal summary of the staff report with maps and photos so the commission can get geographically familiar with the area.

Commissioner Iacoboni asked how many houses are projected to be built for this project.

Staff Hollingshead stated the proposal provides 36 lots, but that only includes the lots within the City limits.

Commissioner Kelly asked if all lots will be hooked up to the sewer.

Staff Hollingshead stated only phase III and the previous annexed lots from other phases will be hooked up to the sewer.

The applicant did not provide any testimony.

Wayne Groefsema at 2230 Powers Ave, Lewiston, Id, asked if this annexation is approved, what impact will it have on the rest of the properties on Powers Ave. There was previous talk about the other phases being forced annexed into the City of Lewiston: will this happen?

Commissioner Ball asked if that annexation was to allow them to connect to the City sewer.

Mr. Groefsema stated he was denied a septic tank permit and had to annex into the City so they could connect to the City sewer and acquire their occupancy certification.

Commissioner Ball asked if all homeowners from Phase I were under the understanding they would be forced to annex into the City at a later date.

Mr. Groefsema said they were informed at a December 2018 meeting that they would be forced into annexation.

Larry Brisbin at 2224 Powers Ave, Lewiston, Id, Mr. Brisbin is still on a septic tank and does not want to connect to the City sewer system until possibly later down the road.

Staff Hollingshead address that forced annexation is not part of this current annexation.

Commissioner Ball stated that the homes not currently annexed were forced into annexation. These homes could still utilize their existing septic tank until there is a failure with the septic tank, then they would need to connect to the City sewer system. Commissioner Ball asked what is the cost for connecting to the sewer system.

Staff Hollingshead stated yes they could still use the septic systems and she does not know what the cost is as that is a Public Works fee.

There being no more public comment, Chair Busch closed the public hearing.

Commissioners Kelly and Ball moved and seconded, respectively, to recommend approval of ANX23-000001 to City Council. Motion passed 4-0.

Commissioners Iacoboni and Ball moved and seconded, respectively, to recommend approval of CPA23-000001 to City Council. Motion passed 4-0

After deliberation and discussion of relevant criteria, commissioners Ball and Kelly moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of ZNC23-0000001 to City Council. Motion passed 4-0

Commissioners Kelly and Iacoboni moved and seconded, respectively, to recommend approval of the associated Area of City Impact map amendment to City Council. Motion passed 4-0.

VI. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for February 22, 2023 meeting.

Staff Hollingshead stated there will be a new Commissioner joining the Commission at the next meeting. The remaining open seat is being advertised on the City sites, but not receiving much interest. There will be a public hearing at the 2/22/2023 meeting.

All current commissioners will be in attendance at the next meeting.

VII. ADJOURN

There being no further business, Commissioners Iacoboni and Ball moved and seconded, respectively, to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 6:12 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2023.