

February 9, 2022

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 “D” Street. Chair 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, 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; Dawn Ortiz, Community development Specialist; Aaron Butler, IT;

II. CITIZEN COMMENTS

Johanna Bitiscombe Mussed Frank, 1403 15th Ave stated the only safe way to get to the blue bridge walking is via D St. She has requested the last minutes for the R.O.C decision from the Lewiston Tribune and the city clerk. She stated how hard it is to get an apartment, you need to have a driver’s license, but you can’t get an ID or a social security card.

III. APPROVAL OF JANUARY 26, 2022 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Busch moved and seconded, respectively, approval of the January 26, 2022 meeting minutes. The motion carried 6-0.

IV. PUBLIC HEARING FOR ZONE CHANGE FROM MEDIUM DENSITY, R3, TO PLANNED UNIT DEVELOPMENT, PUD, APPLICATION PUD22-000001 BY CASTELLAW KOM ARCHITECTS ON BEHALF OF NAADI HEALTHCARE FOR PARCEL # RPL1760013004B, ALSO KNOWN AS 2435 VINEYARD AVE (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 with maps and photos so the commission can get geographically familiar with the area. Staff reviewed PUD uses outright and conditional uses, development standards and parking standards. The neighborhood was originally called out to be a medical destination center. It is part of the existing bus loop. Engineering referenced possible road improvement and increased traffic.

Commissioner Branson asked if the city was responsible for road improvements.

Staff Hollingshead stated the developer is usually responsible for road improvements.

Commissioner Iacoboni asked how did they come up with 36 parking stalls?
Staff Hollingshead stated it is determined by patient rooms and doctors on staff.
Commissioner Kelly asked if this parcel was next to Modie Park.

Staff Hollingshead stated it was not.

Commissioner Ball asked how they would prove they would share the parking lot.
Staff Hollingshead stated it could be done with a possible lease agreement, but the applicant could confirm.

There being no further questions Chair Kremer asked the applicant for comments.
Larry Kom, 850 Main St, Lewiston with Castella Kom Architects stated they are still working on the additional parking and would be using 95% of the existing slab and would need to replace the underground plumbing.

Chair Kremer asked if there was urgent care beyond regular business hours? No extra traffic once closed?

Samir Patel, 123 San Bernard, Irving, Texas stated there will not be any urgent care.

Commissioner Ball asked how many doctors?

Mr. Patel stated only one.

There being no further public comment, Chair Kremer asked for staff recommendation.
Ms. Hollingshead recommends that the Planning and Zoning Commission approve the planned unit development.

Chair Kremer closed the public hearing.

After deliberate and discussion of relevant criteria, commissioner Branson and Kelly moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of PUD22-000001 to City Council. Motion passed 6-0.

V. PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION CUP22-000001 BY DAVE HOWELL FOR THE NORTHEAST CORNER OF THE INTERSECTION OF D STREET AND 7TH STREET (THE PARKING LOT ON THE NORTH SIDE OF 717 D 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 staff report with maps and photos so the commission can get geographically familiar with the area. Staff informed the commission that the property is in the Form & Impact Based Zone and this is their first experience with this zone, which is not a standard zone. This zone allows any use as long as the developer meets a point threshold, which is 18 points. However, there is a FIBZ provision that states you can go through a public hearing and apply for conditional use permit, but the developer must meet a 6 point threshold and the project must be consistent with the purposes of the FIBZ. Staff summarized the staff report. This applicant generates 15 points.

Commissioner Branson asked who would maintain the public parking?

Staff Plaskon stated there is no confirmation, but the applicant would be responsible.

Commissioner Branson stated she would like to see trash receptacles in the picnic area and encourages the applicant to install metered electric car charging spots. This change would increase their point threshold.

Staff Plaskon stated the commission can impose it as a condition.

Commissioner Ball asked if the picnic area becomes problematic can the owner remove the picnic tables?

Staff Plaskon stated no they cannot if they wanted to stay in compliance with the conditional use permit.

Commissioner Iacoboni asked what would happen if they did remove them?

Staff Plaskon stated they would have to go back through the conditional use permit process.

Commissioner Ball asked if the city requires cameras or outdoor lighting?

Staff Plaskon stated no unless it is a condition of approval.

Chair Kremer asked if there was a lighting plan.

Staff Plaskon stated no, but on the plan, there is a note about having outside lighting.

Commissioner Ball asked if the primary and only egress is the north and south entrance?

Staff Plaskon recommended the applicant answer that question.

There being no further questions Chair Kremer asked the applicant for comments.

Chair Kremer asked what type of sludge is produced?

Buzz MacLennan, 1612 Ridgeview Court, Lewiston property manager for Dave Howell stated that the wash process removes cutting oil from the brass that is nontoxic. They reuse a majority of it, but there is discharge that is held in a big 5-gallon drum.

Staff Plaskon did confirm with wastewater pretreatment, EPA and DEQ that the applicant's business is in good standing and doesn't have any active violations.

Commissioner Ball stated she was concerned with public access. Would the applicant consider cutting in access points for foot traffic, so they are not using the same entrance and exit as the automobile?

The applicant stated there will have to be some kind of step system and it should be easy to add it into the landscaping.

Staff Plaskon pointed out the interior landscaping strip is ten feet wide and it could be possible to include a pedestrian walkway.

The applicant stated the landscaping is not finalized and the intent is to clean up the appeal of the parking location.

There being no questions from the Commissioners Chair Kremer asked for public comment.

Recording Secretary Dawn Ortiz read two emails sent to staff.

Kirk Stedman, 0225 7th St, Lewiston wrote, I strongly object to waiving any of the 18 building codes for this application.

Bret Stedman, 1836 Alder Ct, Lewiston wrote, Regarding Dave Howell's application CUP22-000001, I believe he needs to comply with the codes set in place by the City of Lewiston. So, I strongly object to waiving any of the 18 building codes for this applicant.

Commissioner Iacoboni asked if they are referring to the point system or building codes?

Staff Plaskon stated he believes they are attempting to say they are objecting to waiving the 18 point threshold and we are not waiving any building codes.
There being no further public comment, Chair Kremer closed the public hearing.

After deliberation and discussion of relevant criteria, commissioners Branson and Busch moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving CUP22-000001, with the conditions of approval recommended in the staff report. Motion passed 6-0.

VI. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 2/23/22

All Commissioners present planned to attend.

B. Other

Chair Kremer stated he would be attending interviews for the empty commissioner seat on 2/10/2022.

Commissioner Kelly asked if on 2/23/2022 would Public Works be doing a presentation on the capital improvement plan?

Staff Plaskon has asked them to provide a presentation but has not received any commitment.

VII. ADJOURN

There being no further business, Commissioner Branson and Kelly moved and seconded, respectively to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 7:03 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2022.