

March 23, 2022

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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.

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**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; Kayla Hermann, Assistant City Attorney; Shelby Sieracki, Assistant City Attorney; Aaron Butler, IT;

**II. CITIZEN COMMENTS**

None

**III. APPROVAL OF MARCH 9, 2022 MEETING MINUTES (ACTION ITEM)**

Commissioners Branson and Kelly moved and seconded, respectively, approval of the March 9, 2022 meeting minutes. The motion carried 6-0.

**IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR ZNC22-000001, NORTHVIEW LEGACY PUD (ACTION ITEM)**

Commissioners Iacoboni and Branson moved and seconded, respectively, approval of the reasoned statement as presented by staff. The motion carried 6-0.

**V. REVIEW OF DRAFT REWRITE OF LEWISTON CITY CODE CHAPTER 23, MOBILE HOME PARKS AND R.V. PARKS AND DRAFT CHAPTER 23 ADDITION OF ARTICLES TO ALLOW TINY HOUSE VILLAGES AND TRANSITIONAL HOUSING VILLAGES**

Staff Plaskon reviewed for the Commission that this code rewrite had been initiated last year and that both the existing code and the draft version of the Chapter had been provided to the Commission. Staff Plaskon stated that he wanted this to be more of a discussion of the proposed changes. The Commission discussed the section on Tiny House Villages extensively, reviewing size of structure, density and parking requirements. The Commission asked questions and discussed the differences of what was regulated through the zoning code versus what is regulated through the building code. During the Tiny Home discussion, Staff Plaskon brought up that the Commission might consider later amendments to code for lot size minimums for tiny houses on individual lots rather than in a park setting. Staff Plaskon then discussed the addition of Transitional Housing villages to the chapter and the development standards for this type of housing. The Commission then discussed which of these developments would be allowed by right, and which would be allowed by Conditional Use Permit, and in which

zones they would be appropriate. The Commission also discussed density limits in each of the zones. Staff Plaskon said that he would bring this rewrite back to the Commission with some maps to look at the different zones these developments could be in.

**VI. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners to attend the regularly scheduled meeting of 4/13/22**

All Commissioners present planned to attend.

**B. Other**

None.

**VII. ADJOURN**

There being no further business, Commissioner Iacoboni and Branson moved and seconded, respectively to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 6:37 p.m.

RESPECTFULLY SUBMITTED,

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Dawn Ortiz  
Recording Secretary

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Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.