

April 27, 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, Vice Chair; Cynthia Ball; Kathy Branson; Kevin Kelly; Gabriel Iacoboni

COMMISSIONERS EXCUSED: Chantelle Souther

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Katie Hollingshead, Assistant City Planner; Kayla Hermann, Assistant City Attorney; Shelby Sieracki, Assistant City Attorney; Aaron Butler, IT; Dawn Ortiz, Community Development Specialist via Zoom

II. CITIZEN COMMENTS

None

III. APPROVAL OF APRIL 13, 2022 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Ball moved and seconded, respectively, approval of the April 13, 2022 meeting minutes with Commissioners Kelly and Iacoboni abstaining. The motion carried 4-0-2.

IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP22-000003 FOR MULTI-FAMILY DWELLINGS AT 927 LINDEN AVENUE (ACTION ITEM)

Commissioners Branson and Busch moved and seconded, respectively, approval of the reasoned statement as presented by staff with Commissioner Kelly abstaining. The motion carried 5-0-1.

V. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP22-000002 FOR A HOMELESS SHELTER AT 1332 G STREET (ACTION ITEM)

Commissioners Busch and Ball moved and seconded, respectively, approval of the reasoned statement as presented by staff with Commissioner Kelly and Iacoboni abstaining.

Commissioner Iacoboni recused himself from the approval of the reasoned statement for CUP22-000002 due to a conflict of interest. Commissioner Iacoboni serves as president of the LC Valley Adult Resource Center. The motion carried 4-0-2.

VI. REVIEW OF ZONING MAP, DISTRICTS AND DENSITIES ASSOCIATED WITH

PLANNING AND ZONING COMMISSION MINUTES

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**DRAFT CITY CODE AMENDMENTS FOR MANUFACTURED HOME PARKS,
TINY HOUSE VILLAGES AND TRANSITIONAL HOUSING VILLAGES**

City Planner Joel Plaskon provided the background of why and how the amendments and re-write of Chapter 23 came about. Staff also provided a GIS aerial map for Commissioners to become geographically familiar with R-1, R-2, R-2A, R-3, R-4, Area B in Bryden Avenue Special Planning Area, and MXD-NL zones referenced on pages 21 – 32 of the draft code amends.

Commissioners and staff discussed the appropriateness of the densities, zoning districts and permitting allowance for the proposed tiny house villages, as compared to manufactured home parks, multi-family residential and small lot development. Then they discussed the desire for another future code amend for tiny houses on individual lots, one tiny house per lot and the matter of appropriate lot size for such. They discussed the conditions and requirements for the uses permitted outright, conditional uses permitted and developing standards in the chapter 23 re-write.

VII. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 5/11/22

All Commissioners present besides Chair Kremer plan to attend.

B. Other

Staff Plaskon stated all Planners and the Grant Manager from Community Development attended a regional housing forum hosted by CEDA.

The draft appropriation plan from the Idaho Housing and Finance Association, as a result of the passing of House Bill 701, should be completed by end of this week.

VIII. ADJOURN(ACTION ITEM)

There being no further business, Commissioner Branson and Iacoboni 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,

Dawn Ortiz
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2022.