

May 25, 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; Gabriel Iacoboni; Kevin Kelly

COMMISSIONERS EXCUSED: Chantelle Souther;

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

II. CITIZEN COMMENTS

None

III. APPROVAL OF MAY 11, 2022 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Busch moved and seconded, respectively, approval of the May 11, 2022 meeting minutes with Chair Kremer abstaining. The motion carried 5-0-1.

IV. PUBLIC HEARING FOR REZONE PROPOSAL, ZNC22-000004 BY MARK DEATLEY, AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT (ACTION ITEM):

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

Assistant City Planner Katie Hollingshead provided a staff report with maps and photos so the commission can get geographically familiar with the area. Staff Hollingshead provided summary of staff report and informed the Commission that they should be aware of the potential variance that may come back before the commission due to a 50-foot setback for a structure built in the Airport Zone.

Commissioner Ball asked for clarification on the 50-foot setback.

Staff Hollingshead provided clarification the 50-foot setback is from the zone, not a building.

Commissioner Branson asked who would pay for the new security fence and how would the purchase of the property go forward. Would the leased property go back to the airport?

Commissioner Ball stated the hanger looked larger than most of the other hangers in the airport.

Staff Hollingshead stated the airport zone does not have a limit on structure size or lot coverage.

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

Mark Deatley, 641 Walk Lane Clarkston, Wa. Stated he would like to construct a hanger and single family dwelling on the proposed lot. FAA does not allow through fence access to the runway. Two-thirds of the lot will be sold to the airport and then leased to back to the applicant, in turn, access to the runway will be granted.

Chair Kremer asked if the hanger will be part of the security fence.

Applicant Deatley confirmed a portion of it would be. There will be access from the hanger to the runway and then access from the property to the hanger.

Chair Ball asked if the construction plans have been drafted and completed?

Applicant Deatley stated they have a concept, but nothing confirmed yet.

Larry Kom, 850 Main St, Design Professional. House will be about 6 feet higher than the hanger. They will have to excavate down for the site of the hanger, so the hanger will be lower than all the houses around the lot.

There being no further questions Chair Kremer asked for public comment.

There being no further public comment, Chair Kremer closed the public hearing.

After deliberate and discussion of relevant criteria, commissioner Iacoboni and Branson moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving ZNC22-000004 to City Council. Motion passed 6-0.

V. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 6/08/22

All Commissioners present plan to attend meeting on 6/8/2022.

B. Other

Commissioners Branson, Iacoboni, Kelly and Busch asked for a hard copy of Chapter 23 re-write. Staff Hollingshead stated June 8 and 22 will have at least 1 public hearing, possibly 2 on June 22.

Commissioner Kelly asked about the Adult Resource Center. Staff Hermann stated there was an appeal for the decision on the homeless shelter and advised Commissioners not to attend or have outside discussions about it.

VI. ADJOURN

There being no further business, Commissioner Iacoboni and Branson moved and seconded, respectively to adjourn. The motion carried 5-1 and the Planning and Zoning Commission adjourned at approximately 6:04 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2022.