

June 8, 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. Vice 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:* Richard Kremer, Chair; Michael Busch, Vice Chair; Cynthia Ball; Kathy Branson; Gabriel Iacoboni via Zoom at 5:32 pm; Chantelle Souther; Kevin Kelly

*COMMISSIONERS EXCUSED:*

*STAFF MEMBERS PRESENT:* Joel Plaskon, City Planner via Zoom at 5:34 pm; Katie Hollingshead, Assistant Planner; Kayla Hermann, Assistant City Attorney; Aaron Butler, IT; Dawn Ortiz, Community Development Specialist; Pat Severance, Development Review Supervisor, Mark Weigand; City Surveyor;

**II. CITIZEN COMMENTS**

None

**III. APPROVAL OF MAY 25, 2022 MEETING MINUTES (ACTION ITEM)**

Commissioners Branson and Kelly moved and seconded, respectively, approval of the May 25, 2022 meeting minutes. The motion carried 6-0.

**IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR DEATLEY REZONE, ZNC22-000004 (ACTION ITEM)**

Commissioners Busch and Branson moved and seconded, respectively, approval of the reasoned statement for ZNC22-000004 with Commissioner Iacoboni abstaining. The motion carried 6-0-1.

**V. PRELIMINARY PLAT FOR BLACKHAWK ADDITION - WEIGAND (ACTION ITEM):**

City Surveyor Mark Weigand summarized the request for Planning and Zoning Commission. Mr. Weigand provided maps and photos so the commission can get geographically familiar with the area. Mr. Weigand summarized his staff report and recommends approval of the plat for Blackhawk addition to City Council.

Chair Kremer asked if the existing Myer property will be having a sidewalk installed as well.

Mr. Weigand stated that they have indicated doing that.

Commissioner Ball asked if all surrounding homes are single family and will the Blackhawk addition be single family as well?

Mr. Weigand stated there is one location that is multi-family in the surrounding area and from what he has heard the builder plans on constructing single-family homes.

Commissioners Kelly and Ball moved and seconded, respectively, to recommend the approval of the Blackhawk Addition Preliminary Plat to the City Council. Motion passed 7-0.

VI. **PUBLIC HEARING FOR CONDITIONAL USE PERMIT, CUP22-000004 BY TRAVIS NICHOLSON, FOR MULTI-FAMILY DWELLINGS IN THE R2A ZONE, LOCATED ON LOT 2 BLOCK 7 OF LEWISTON ORCHARDS TRACT, TO THE NORTH AND EAST OF 927 LINDEN AVE AND TO THE WEST OF 935 LINDEN AVE, AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT - HOLLINGSHEAD (ACTION ITEM):**

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

Assistant Planner Katie Hollingshead provided a staff report with maps and photos so the commission can get geographically familiar with the area. Staff Hollingshead provided a summary of the staff report. Staff recommends approval of CUP22-000004.

Chair Kremer mentioned that the previously proposed fire turnaround had some issues.

Staff Hollingshead confirmed that the applicant has hired an engineer and the proposed fire turnaround is to fire standards.

Commissioner Ball asked about green space and landscaping.

Staff Hollingshead provided an overview of the green space located on the site plan.

Commissioner Kelly asked about the traffic study that was completed.

Staff Hollingshead stated the report uses nationally recognized numbers and standards to inform the study.

Commissioner Branson asked how many parking spaces are now available.

Staff Hollingshead stated there are 32.

Commissioner Iacoboni asked if there was any change in the size of the units.

Staff Hollingshead stated there was no change besides adding a building.

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

Travis Nicholson, 927 Linden Ave. Provide a summary of how he moved lot lines around to increase the parking and add an additional building. He would also like to keep as much green space for tenants as possible.

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 Kelly and Iacoboni moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving CUP22-000004. Motion passed 7-0.

**VII. STAFF-COMMISSION COMMUNICATIONS:**

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

All Commissioners present plan to attend 6/22/2022 scheduled meeting. Staff stated there are 2 public hearings scheduled for that meeting.

**B. Other**

**VIII. ADJOURN**

There being no further business, Commissioner Branson and Ball moved and seconded, respectively to adjourn. The motion carried 7-0 and the Planning and Zoning Commission adjourned at approximately 6:10 p.m.

RESPECTFULLY SUBMITTED,

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Dawn Ortiz  
Recording Secretary

\_\_\_\_\_  
Chairperson or Acting Chairperson  
Planning and Zoning Commission

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