

July 27, 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.

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; Kathy Branson; Gabriel Iacoboni; Kevin Kelly;

*COMMISSIONERS EXCUSED:* Cynthia Ball;

*COMMISSIONERS ADSENT:* Chantelle Souther;

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

**II. CITIZEN COMMENTS**

Johanna Mused- Frank, Nez Perce County resident. Thanked everyone who voted yes on the Planning and Zoning. Would like to see the flag salute done during the Planning and Zoning Commission meeting. Has concerns that the meeting is at 5:30 pm and that the meeting is not at the same time and place as City Council.

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

Commissioners Kelly and Branson moved and seconded, respectively, approval of the July 13, 2022 meeting minutes. The motion carried 5-0.

**IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR VAR22-000001, SETBACK FROM AIRPORT ZONE TO R2A ZONE (ACTION ITEM):**

Commissioner Branson and Busch moved and seconded, respectively, the approval or reasoned statement VAR22-000001. Motion passed 5-0.

**V. PUBLIC HEARING FOR SUBDIVISION PROPOSAL, SUB22-000010 BY JON RUARK AND ROBERT RUARK, A SUBDIVISION IN THE NORMAL HILL NORTH ZONE AT 1524 9<sup>TH</sup> AVENUE, 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 detailed summary of the staff report. Staff recommends approval of the subdivision.

Commissioner Branson asked if one of the existing buildings will be coming down on the new lot.

Staff Hollingshead stated yes the detached garage will be demolished.

Commissioner Kelly stated the staff report mentions no major improvements are required. Then asked if these major improvements are separate from installing new water and sewer connections.

Staff Hollingshead stated all major improvements such as curb, gutter and sidewalk are already completed. Normal construction items such as connection to water and sewer will be monitored and completed during the permitting process.

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

Applicant John Ruark stated they are subdividing so they can have a son-in-law house to help take care of his father, who owns the property.

There being no questions Chair Kremer asked for public comment.

Community Development Specialist Dawn Ortiz read a public comment from Cynthia Ball. "Since I'm not going to be available for tonight's meeting - specifically the public hearing, I won't be in a position to ask questions of the applicant. However, as a member of the general public, and a Normal Hill resident, I have concerns with this request to split the lot. Within Normal Hill, I trip daily over the recreational and secondary vehicles congesting the roadways that do have curbing, and code-enforcement has their hands full trying to get inoperable vehicles or rarely moved vehicles to move. When curbing is absent it becomes even worse as many homeowners with 'plentiful' vehicles present those road-side options and crowding as parking on their personal property. Also a debate for code-enforcement. I'd like to have the applicant address the lack of off-street parking and current usage of the property they are proposing to split. I understand there ARE plans to put in an alley accessed driveway for the smaller South lot, and intentions to add a 16th street access

drive for the larger lot tied to the current home. However, I've driven by the area multiple times and see that the proposed 'new lot' is loaded with a minimum of 2 RVs, a boat, and 3+ personal vehicles, nevermind the existing structures (either those remaining or intended to come down). The back half is highly populated as-is. Given codes specific to RVs and Boats and street parking, I can see where splitting the lot will dramatically reduce the homeowner's existing options - while need remains, and therefore will potentially ADD to street congestion in that neighborhood. How does the current homeowner, and the proposed resident of the new-build, intend to fully accommodate their existing vehicles without adding to the street parking and impacting existing traffic and neighbors on 9th Ave and 16th street? As a Normal Hill resident, I am opposed to splitting and creating more compression in the existing residential area."

There being no further public comment, Chair Kremer asked the applicant for rebuttal.

Applicant Ruark stated that they have already started removing the existing vehicles. They do not plan on using on-street parking. They should have plenty of room for parking on site.

Commissioner Iacoboni asked staff if off-street parking falls under Code Enforcement, not Planning and Zoning.

Staff Hollingshead confirmed that off-street parking is regulated by Code Enforcement and provided the parking code for Normal Hill North Zone.

Chair Kremer did ask the applicant if they had completed a site map at this point in time.

Applicant Ruark stated he had not progressed that far in his project yet.

There being no further questions, Chair Kremer closed the public hearing

After deliberation and discussion of relevant criteria, commissioner Iacoboni and Branson moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving SUB22-000010 to City Council. Motion passed 5-0.

## **VI. STAFF-COMMISSION COMMUNICATIONS:**

### **A. Query of Commissioners to attend the regularly scheduled meeting of 8/10/22**

All Commissioners present plan to attend the 8/10/2022 scheduled meeting. Staff Hollingshead did state there would be a public hearing on the 8/10/2022 and 8/24/2022 meetings. Some code amendments will be showing up in August as well.

### **B. Other**

Commissioner Iacoboni asked if there was an application or permit for an Old Navy and if so would that permit come before the Planning and Zoning Commission. Staff Hollingshead confirmed there was a permit for the shell of the building structure for Old Navy.

**VII. ADJOURN**

There being no further business, Commissioners Branson and Iacoboni moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 6:11 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.