

August 24, 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; Kathy Branson; Gabriel Iacoboni; Kevin Kelly; Cynthia Ball;

COMMISSIONERS EXCUSED: Michael Busch, Vice Chair;

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

II. CITIZEN COMMENTS

None

III. APPROVAL OF AUGUST 10, 2022 MEETING MINUTES (ACTION ITEM)

Commissioners Kelly and Branson moved and seconded, respectively, approval of the August 10, 2022 meeting minutes with corrections as stated. The motion carried 5-0.

IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP22-000006, BY SHANNON PALMER, FOR MULTI-FAMILY DWELLING IN THE R2A ZONE, LOCATED AT 206 ½ S. GARDEN COURT. (ACTION ITEM):

Commissioners Kelly and Iacoboni moved and seconded, respectively, the approval or reasoned statement CUP22-000006. Motion passed 5-0.

V. PUBLIC HEARING FOR REZONE PROPOSAL, ZNC22-000002 BY MILLENNIUM TRUST, LLC, 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 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.

Chair Kremer confirmed that the parcel is owned by the applicant, the home and the parking lot.

Staff Hollingshead confirmed yes, the applicant owns the entire parcel along with 2 adjacent parcels.

Commissioner Iacoboni asked if the applicant worked with City Departments when this parking lot was created and paved.

Staff Hollingshead stated it was created without permits and City was unable to get in contact with the owner once the parking lot was discovered.

There being no further questions and the applicant was not present Chair Kremer asked for public comment.

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

After deliberation and discussion of relevant criteria, commissioners Branson and Iacoboni moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of ZNC22-000002 to City Council. Motion passed 4-1.

VI. PUBLIC HEARING FOR COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE PROPOSAL, CPA22-000003 & ZNC22-000006, BY TRAVIS KNOX, 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 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 Hollingshead read a memo from Community Development Director Laura Von Tersch advising this lot to be zoned as a contract zone.

Chair Kremer asked if there is any rule or code about sight obscuring fencing.

Staff Hollingshead stated yes, a fence or approved landscaping will be required.

Commissioner Kelly asked about exterior lighting conditions that would apply.

Staff Hollingshead stated that mini storage has its own standards in regards to exterior lighting, but Commission can add its own amendment to the zone.

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

Applicant, Travis Knox, City of Lewiston. Travis stated he spoke with the neighbors about keeping a nice fence like the existing one and spoke about lighting that would not bother them.

Commissioner Ball asked if semi-trucks would be allowed on property.

Applicant stated no semi-truck traffic would be allowed.

Chair Kremer asked if outdoor storage would be available.

Applicant did not think there would be, if so there would be a limited amount.

Commissioner Ball asked what this lot could be used for if it remained residential.

Staff Hollingshead walked through how many single-family dwellings would be permitted, how many multi-family units would be permitted and how many tiny homes would be permitted.

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

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

After deliberation and discussion of relevant criteria, commissioners Iacoboni and Branson moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of CPA22-000003 to City Council. Motion passed 5-0.

Commissioners Kelly and Iacoboni moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of ZNC22-000006 to City Council with the condition as part of the contract zone agreement that full cut-off lighting be installed where it abuts a residential zone. Motion passed 5-0.

VII. STAFF-COMMISSION COMMUNICATIONS:

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

All Commissioners present besides Commissioner Kelly plan to attend the 9/14/2022 scheduled meeting. Staff Hollingshead did state there will be 4 public hearings at the 9/14/2022 meeting.

B. Other

None

VIII. 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 6:46 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2022.