

September 8, 2021

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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 Liedkie 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:* Hannah Liedkie, Chair; Rick Tousley, Vice Chair; Michael Busch; Joan Hunter;

*COMMISSIONERS EXCUSED:* Richard Kremer.

*STAFF MEMBERS PRESENT:* Katie Hollingshead, Assistant Planner; Joel Plaskon, Planner – Local Initiatives; Kayla Hermann, Assistant City Attorney; Tanya Brocke, Community Development Specialist; Aaron Butler, IT; Pat Severance, Development Engineer;

II. **CITIZEN COMMENTS**

None.

III. **APPROVAL OF AUGUST 25, 2021 MEETING MINUTES**

Commissioners Busch and Hunter moved and seconded, respectively, approval of the August 25, 2021 meeting minutes. The motion carried 4-0.

IV. **PUBLIC HEARING- APPLICATION BY CHRIS CLARK FOR CONDITIONAL USE PERMIT CUP21-000006 (ACTION ITEM): The applicant requests conditional use permit approval to allow a Multifamily dwelling in the Normal Hill South zoning district at 508 Southway Drive, and 1619 5th Street. Specifically, to add two (2) additional units to an existing triplex. Multifamily dwelling meeting the standards of Lewiston City Code 37-124.1 is allowed as a conditional use in the Normal Hill South Zone.**

Chair Liedkie stated the public hearing process, opened the public hearing and asked for the staff report.

Assistant Planner Katie Hollingshead presented the Commission with a powerpoint and photographs of the subject property. After a summary of the staff report and questions from Commissioners, Chair Liedkie asked the applicant to come forward.

Chris Clark, applicant 132 Thain Road, informed the Commission that he purchased the property in hopes of adding the additional units. The additional units are already

roughed in and it would not be a problem to make one of the units ADA. Mr. Clark noted he could talk with his engineer about parking.

After questions from Commissioners, Chair Liedkie asked for any public comment received to be read into record.

Community Development Specialist Tanya Brocke read an email received from Kelli Bursch into record (attached as Exhibit A) and played a voicemail received from Robert Clabby of 508 16th Avenue. Both were in opposition to the conditional use permit.

Cindy Ball, 414 16th Avenue, informed the Commission that they have had issues with street and overflow parking. Ms. Ball is concerned that a child will be injured and would love to see it elevated to a higher end apartment but as a resident of 16th Avenue and experience with the traffic, the corner is a "hairy son of a gun" so anything that can be done to bring that resident status up, she's not opposed to progress, just opposed to bringing down the value and safety of the neighborhood.

There being no other public testimony, Chair Liedkie asked for the applicant's rebuttal.

Mr. Clark stated he appreciated the concerns and that he is looking to improve the property. In response to the comments about the neighbors, he noted he has some experience but it is premature without having some sort of plan going forward. The overgrown lot being referenced is owned by someone else and it isn't a concern. As far as parking, it's not going to happen because it's too steep and planned for expansion. The city will ask him for an easement and he feels he can come up with a better plan for parking.

Chair Liedkie closed the public hearing and opened the floor for Commissioner discussion.

Commissioner Hunter moved to direct staff to draft a reasoned statement approving CUP21-000006 with the condition that the applicant work with and get approval from the Planning Department for the parking plan. Commissioner Tousley seconded the motion. The motion carried 4-0.

**V. STAFF-COMMISSION COMMUNICATIONS:**

- A. Query of Commissioners to attend the regularly scheduled meeting of 9/22/21**  
All Commissioners present planned to attend.
- B. We have 2 commission member vacancies and 2 applications for membership.**  
Interviews are being scheduled.
- C. City emails**
- D. Other**

**VI. ADJOURN**

There being no further business, Commissioners Hunter and Tousley moved and seconded, respectively to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 7:00 p.m.

RESPECTFULLY SUBMITTED,

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Tanya M. Brocke  
Recording Secretary

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Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.