

September 28, 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; Gabriel Iacoboni; Cynthia Ball; Kevin Kelly

COMMISSIONERS EXCUSED: Kathy Branson;

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Katie Hollingshead, Assistant Planner; Kayla Hermann, City Attorney; Brianne Drury, Assistant City Attorney; Aaron Butler, IT; Dawn Ortiz, Community Development Specialist;

II. CITIZEN COMMENTS

None

III. APPROVAL OF SEPTEMBER 14, 2022 MEETING MINUTES (ACTION ITEM)

Commissioners Busch and Iacoboni moved and seconded, respectively, approval of the September 14, 2022 meeting minutes. The motion carried 4-0-1 with Commissioner Kelly abstaining.

IV. PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION, CUP22-0000007, BY AMANDA NIXON ON BEHALF OF LEWIS CLARK CREDIT UNION, FOR INTENSIFICATION OR EXPANSION OF A LEGALLY ESTABLISHED COMMERCIAL USE IN THE R2 ZONE, LOCATED AT 1632 17TH AVENUE (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 verbal summary of the staff report with maps and photos so the commission can get geographically familiar with the area.

Chair Kremer asked if all the new landscaping was required by the remodeling permit.

Staff Hollingshead explained the different standards that require specific items to be brought up to code, such as parking and landscaping.

Chair Kremer asked if they are no longer counting parking spots in the right of way.

Staff Hollingshead stated that is correct, the applicant has moved all parking spaces within the perimeter of the property boundaries.

Chair Kremer asked about the slope that the new proposed parking lot currently has.

Staff Hollingshead stated the applicant is working with an Engineering firm currently in regards to that.

Commissioner Ball asked for clarification on when the applicant was informed that parking would be lost. Was it at the time of the initial building remodel permit?

Staff Hollingshead explained that this project has been done in phases and it wasn't until the parking lot permit request came through that additional space would be needed.

Commissioner Ball wanted confirmation that the project was underway before the lot was purchased.

Staff Hollingshead confirmed that the project started before the purchase of the lot.

Chair Kremer ask what the consequence would be for the credit union if they do not approve this conditional use permit.

City Planner Joel Plaskon injected that the Commission should focus on the criteria of the conditional use and not the timeliness, which is not a portion of the criteria.

Chair Kremer asked what the result would be if they denied the application.

Commissioner Iacoboni asked what the applicant's options would be if the Commission did not approve the application.

Staff Hollingshead stated the applicant would be able to appeal the decision to City Council.

Chair Kremer asked the applicant for testimony.

Trisha Baker, CEO Lewis Clark Credit Union stated they are definitely out of parking and do not like to have their staff or members park on the street. They would try to relocate the house before demolishing it.

Commissioner Ball asked what would happen if the application was denied.

Applicant Baker stated they had the opportunity to buy the lot behind the currently proposed parking lot, but they passed it up. If they did not get approved they would put the parcel up for sale.

Chair Kremer asked for public comment.

Community Development Specialist Dawn Ortiz read a public comment letter in favor of the conditional use permit from Cleland Reid.

There being no further rebuttal from the applicant, Chair Kremer closed the public hearing.

After deliberation and discussion of relevant criteria, commissioners Busch and Kelly moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of CUP22-000007. Motion passed 5-0.

V. PUBLIC HEARING FOR LEWISTON CITY CODE CHAPTER 23 REWRITE, CHAPTER 42 AMENDMENT, AND RELATED CHAPTER 37 AMENDMENT, ZA-03-21 (ACTION ITEM):

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

City Planner Joel Plaskon provided a verbal summary of the admendments made to the multiple chapters. Staff Plaskon also proposed corrections relative to the yards/setbacks and to a chapter reference number within the proposed ordinance.

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

Commissioners Ball and Iacoboni moved and seconded, respectively, to recommend approval of ZA-03-21, with proposed amendments from staff to City Council. Motion passed 5-0.

VI. PUBLIC HEARING FOR ZONING CODE AMENDMENT, ZA-06-22, ZONING CODE SECTION 37-184 RULES FOR PUBLIC HEARING, REQUIRED HEARING NOTICE MAILING (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 verbal summary of amendments to section 37-184.

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

Commissioners Busch and Kelly moved and seconded, respectively, to recommend approval of ZA-06-22 to City Council. Motion passed 5-0.

VII. INITIATION OF ZONING MAP AMENDMENT, ZNC22-000007, TO REZONE A PORTION OF DOWNTOWN, IN THE WEST END HISTORIC DISTRICT, FROM C-4 TO C-5 (ACTION ITEM):

Assistant Planner Katie Hollingshead provided a verbal summary of the memo written by Community Development Director Laura Von Tersch.

Commissioner Kelly asked if the residential restriction was directed to the residential units on the 2nd floor of buildings downtown.

Staff Hollingshead stated no that is multi-family.

Chair Kremer asked if this zone change would affect established uses already in the current zone.

Staff Hollingshead stated part of the process would be to go through the lots and confirm that no existing uses would be effected.

Commissioner Iacoboni asked if the C-5 zone was zoned for a homeless shelter.

Staff Hollingshead stated no it is not.

Chair Kremer wanted confirmation that the YWCA would not be affected.

Staff Hollingshead confirmed that would be looked at when moving forward.

Commissioners Busch and Iacoboni moved and seconded, respectively, to initiate Zoning Map amendments to rezone approximately 32 parcels located in the downtown area from the General Commercial (C-4) Zone to the Central Commercial (C-5) Zone. Motion passed 5-0.

VIII. STAFF-COMMISSION COMMUNICATIONS:

- A. Query of Commissioners to attend the regularly scheduled meeting of 10/12/22**
Staff Hollingshead did confirm that advertisement for the open position has been posted. No public hearings for the next meeting.

All Commissioners present plan to attend the 10/12/2022 scheduled meeting.

B. Other

City Attorney Hermann introduced new Assistant City Attorney Brianne Drury.

IX. ADJOURN

There being no further business, Commissioners Iacoboni and Ball moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 7:06 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2022.