

October 26, 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; Gabriel Iacoboni; Cynthia Ball via Zoom; Kevin Kelly; Kathy Branson

*COMMISSIONERS EXCUSED:* None

*STAFF MEMBERS PRESENT:* Joel Plaskon, City Planner via Zoom @ 5:34 pm; Katie Hollingshead, Assistant Planner; Aaron Butler, IT; Dawn Ortiz, Community Development Specialist;

**II. CITIZEN COMMENTS**

None

**III. APPROVAL OF SEPTEMBER 28, 2022 MEETING MINUTES (ACTION ITEM)**

Commissioners Kelly and Iacoboni moved and seconded, respectively, approval of the September 28, 2022 meeting minutes. The motion carried 5-0-1 with Commissioner Branson abstaining.

**IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION, CUP22-000007, 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 17<sup>TH</sup> AVENUE (ACTION ITEM):**

Commissioners Kelly and Busch moved and seconded, respectively, to approval of reasoned statement CUP22-000007. Motion passed 5-0-1 with Commissioner Branson Abstaining.

**V. INITIATION OF ZONING CODE AMENDMENT, ZA-03-22, TO AMEND THE FORM AND IMPACT BASED ZONE (ACTION ITEM):**

City Planner Joel Plaskon stated the zoning code amendment would allow for phasing construction and provide a banking/credit system for the developer. Staff Plaskon walked the Commission through the changes for the Form and Impact Based Zone and

recommended a work session for the Commission to walk through specific areas of the zone. Staff Plaskon also asked what specific areas the Commission would like to discuss.

Commissioner Iacoboni stated he would like to learn more about the point system and a broad overview of the zone.

Chair Kremer stated he would like to learn more about the parking and permeable surface portion.

Commission Branson and Busch moved and seconded, respectively, to initiate Zoning Code amendments related to the Form and Impact Based Zone. Motion passed 6-0.

**VI. INITIATION OF ZONING CODE AMENDMENT, ZA-03-22, TO REWRITE ZONING CODE SECTION 37-94 PLANNED UNIT DEVELOPMENT (PUD) ZONE (ACTION ITEM):**

Assistant City Planner Katie Hollingshead described what a PUD is, walked the Commission through the current PUD code and then walked the Commission through the proposed draft of the new PUD re-write.

Chair Kremer asked if this could be used to get around an existing zone.

Staff Hollingshead stated the proposed PUD would still have to be approved by this Commission much like a rezone.

Staff Plaskon expressed the commission this is a re-write, that will streamline the process.

Vice Chair Busch asked if the PUD would be set up like a zone.

Staff Hollingshead stated yes, but that comes at a later date. This current section is the process before that.

Commissioners Busch and Kelly moved and seconded, respectively, to initiate Zoning Code amendments related to planned unit developments. Motion passed 6-0.

**VII. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners to attend the regularly scheduled meeting of 11/09/22**

Staff Hollingshead did confirm that there will be one public hearing at this meeting.

All Commissioners present plan to attend the 11/09/2022 scheduled meeting.

All Commissioners agreed to tentatively cancel the 11/23/2022 scheduled meeting.

**B. Other**

Chair Kremer asked if there has been any applicants for the open seat.

Staff Hollingshead stated the open seat has been advertised but has not received any applications.

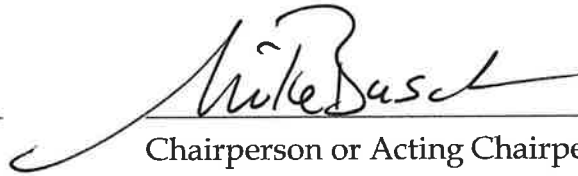
**VIII. ADJOURN**

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

RESPECTFULLY SUBMITTED,



Dawn Ortiz  
Recording Secretary



Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this 9<sup>th</sup> day of November, 2022.

