

March 9, 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; Cynthia Ball; Kathy Branson; Kevin Kelly; Gabriel Iacoboni via Zoom

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner via Zoom; Katie Hollingshead, Assistant Planner; Jana Gomez, City Attorney; Shelby Sieracki, Assistant City Attorney; Aaron Butler, IT; Dawn Ortiz, Community Development Specialist; Pat Severance, Development Review Supervisor

II. CITIZEN COMMENTS

None

III. APPROVAL OF FEBRUARY 23, 2022 MEETING MINUTES (ACTION ITEM)

Commissioners Ball and Busch moved and seconded, respectively, approval of the February 23, 2022 meeting minutes. The motion carried 6-0.

IV. PUBLIC HEARING FOR ANX22-000001, CP22-000001, ZNC22-000001 BY HOWARD LEGACY, LLC (ACTION ITEM)

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

Assistant Planner Katie Hollingshead provided the staff report with maps and photos so the commission could get geographically familiar with the area. This Planned Unit Development will echo the Northeast Crossing Planned Unit Development continuing the same neighborhood feel. The developer will construct an east-west corridor connection for future connectivity, but not part of this proposed development.

Chair Kremer asked about the grade percentage of the other roads in the subdivision. Staff Hollingshead stated they are around 7%. Staff Hollingshead stated Engineering commented that this annexation is not part of the existing East Orchards traffic impact study and an additional traffic impact analysis will be required.

Commissioner Kelly asked about the ratio of acreage available to the total number of lots with single-family dwellings in this PUD.

Staff Hollingshead confirmed that the proposed lots exceed the minimum standards for width, depth and square footage.

Commissioner Branson asked for staff opinion on grade percentage versus snow removal and extreme road conditions.

Staff Hollingshead stated 11% is the max for city standards; reducing total lots may prevent developers from moving forward with the project.

Commissioner Kelly asked how new lot owners would be notified of grade percentage and possible hazardous road conditions.

Staff Hollingshead stated it could be added as a plat note.

Chair Kremer asked if it would be wise to preclude small lot development as an outright use in the Planned Unit Development.

Staff Hollingshead stated the commission could ask to move it to a conditional use.

City Planner Joel Plaskon stated the commission could keep small lot development in PUD, but place a cap on the total number of dwelling units not to exceed 104 units. The commission can make a recommendation to add an addition of a provision that the developer work with the school district for bus turn out or other options.

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

Applicant's engineer, Jack Hammond of Hedco Engineering, stated they don't have a sufficient amount of material needed to lower the 11% grade.

Chair Kremer asked if the two storm ponds will be adequate for the spring runoff due to the slopes of the plat.

Mr. Hammond stated yes there is a system in place to move water away from the houses into the storm ponds.

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

Commissioners deliberated and discussed the required zoning criteria.

Development Review Supervisor Pat Severance stated there is still a lot of design work to be completed and he also provided standards and safety precaution options to commissioners.

Chair Kremer re-opened the public hearing, allowing Mr. Hammond to respond to Staff Severance's statements and information provided. Mr. Hammond stated the distance of road at 11% grade is about a football field in length.

Vice Chair Busch asked for the staff's recommendation.

Staff Hollingshead stated that staff recommends approval.

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

After deliberating and articulating the reasons for the proposed recommendations, commissioners Ball and Kelly moved and seconded, respectively, to recommend the approval of ANX22-000001 to City Council. Motion passed 6-0.

Commissioners Branson and Busch moved and seconded, respectively, to recommend the approval of CPA22-000001 to City Council. Motion passed 6-0.

After deliberation and discussion of the required relevant criteria and standards for a rezone, Commissioners, Kelly and Ball moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of ZNC22-000001, set forth by the commission to City Council including the following provisions, dwelling units will not

exceed 104 dwellings units and developer will work with the school district in regards to a school bus pull out or other provisions for school bus service satisfactory to the school district. Motion passed 6-0.

Commissioner Branson and Ball moved and seconded, respectively, to recommend approval of the associated Area of City Impact map amendment. Motion passed 6-0.

V. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 3/23/22

All Commissioners present planned to attend.

B. Other

The new commissioner who had been appointed has chosen to not join the commission. Staff reached out to another candidate and they accepted the position and we should have a full commission in April.

VI. ADJOURN

There being no further business, Commissioner Branson and Busch moved and seconded, respectively to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 6:40 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2022.