



Public Hearing Item 5: Rezoning

Planning & Zoning Committee • July 7, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Holak, Larry F; Holak, Janis K

Petitioner(s): Holak, Larry F; Holak, Janis K

Property Location: Located in the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, and Government Lots 5 and 6 of Section 9, and Government Lot 8 of Section 4, all in Town 13 North, Range 8 East

Town: Lewiston

Parcel(s) Affected: 370, 455

Site Address: N9458 County Highway X

Background

Larry F and Janis K Holak, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 370 is listed as Lot 1 of Certified Survey Map No. 2687 and is 35 acres in size. Parcel 455 is listed as Lot 2 of Certified Survey Map No. 2687 and is also 35 acres in size. The property fronts on County Highway X and Big Slough and is primarily wooded. There is an existing home and accessory building on parcel 455. Both properties are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Wetland and floodplain are present throughout the northern half of the property. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Big Slough	A-1 Agriculture
East	Wetland and Woodland	A-1 Agriculture
South	Woodland, Agriculture and Wetland	A-1 Agriculture
West	Woodland and Single-Family Residence	A-1 Agriculture

Analysis:

The property owners are proposing to create a 4-acre lot on the southern end of the property that will front on County Highway X. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for the construction of a new home. The existing home will remain on 31 acres, which will require concurrent restriction to meet the minimum density requirement. To maintain said density of one home per 35 acres for both the new home and the existing home at N9458 County Highway X, all 35 acres of parcel 370 and 2.25 acres of parcel 455 will be restricted with the A-4 Agricultural Overlay district, for a combined total of 37.25 acres.

This proposal will require a Certified Survey Map (CSM). Because the land fronts on a county highway, a highway easement will be completed with the CSM. The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This request is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a new home on a 4-acre lot while maintaining the required density of one home per 35 acres for both the new and existing home through the application of the A-4 district to 37.25 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lewiston Town Board met on June 10, 2026, and recommended approval of the rezoning.

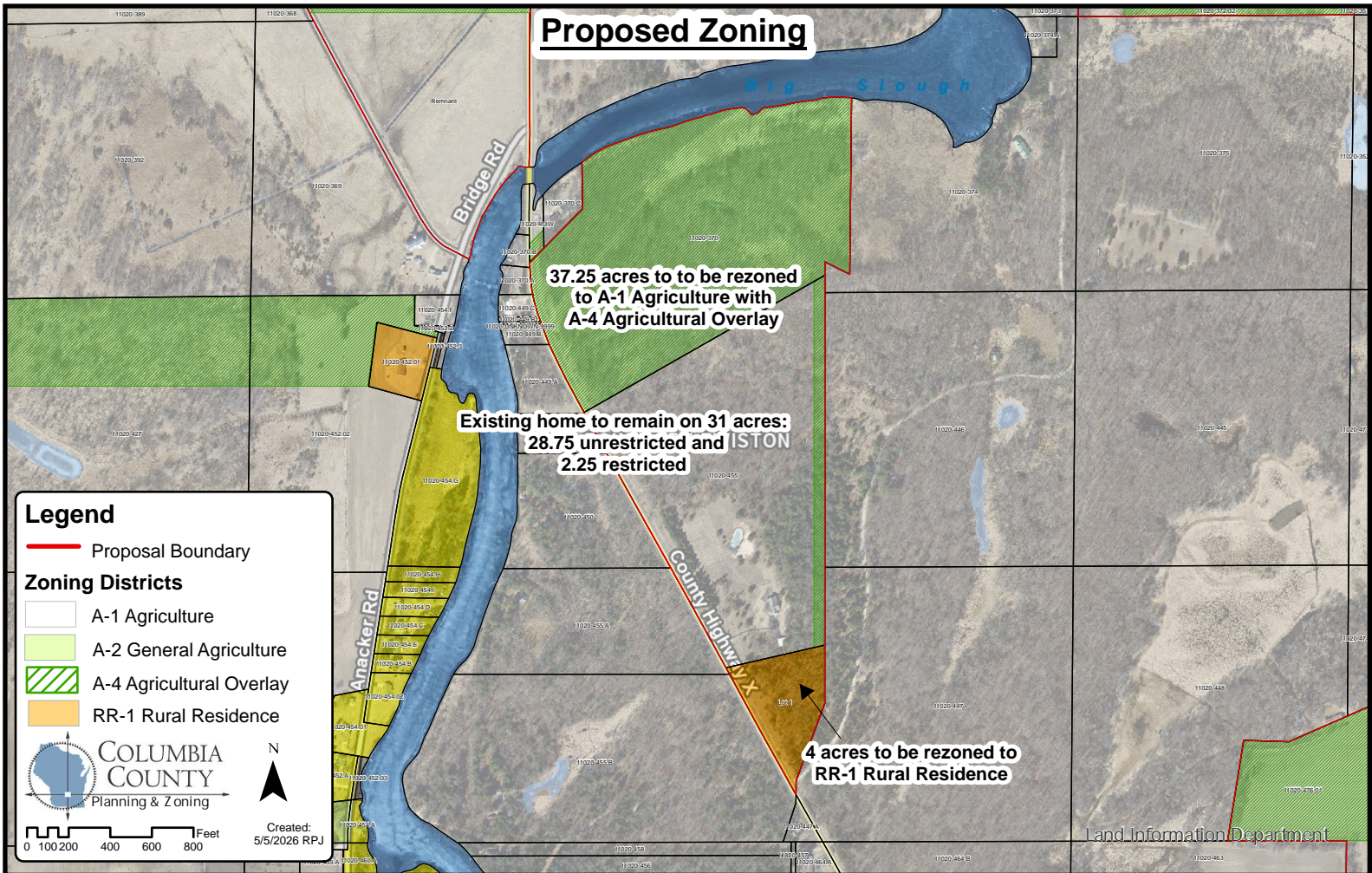
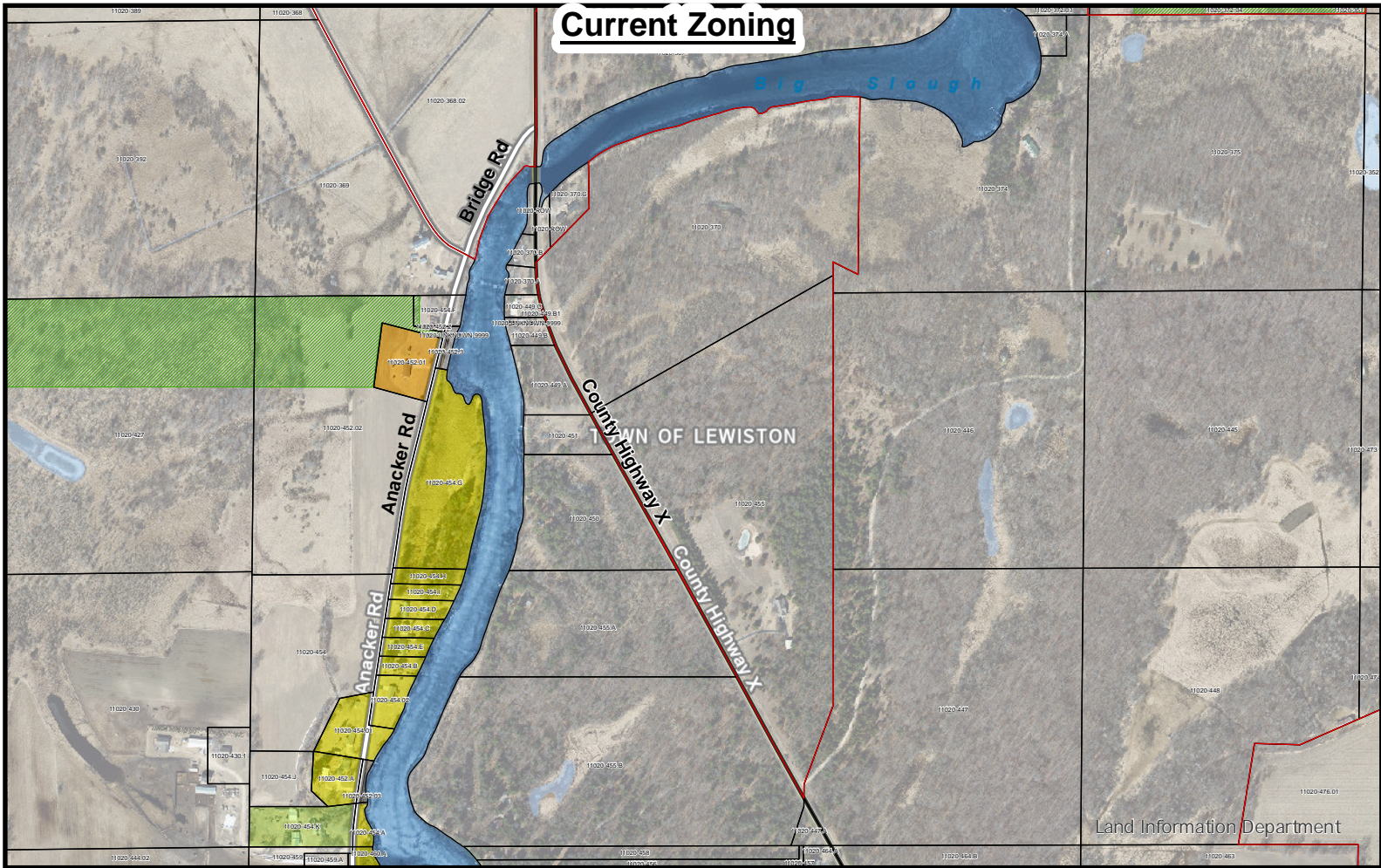
Documents:

The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Resolution

Recommendation:

Staff recommends approval of rezoning 4 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 37.25 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon completion of sanitary maintenance and recording of the Certified Survey Map.



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