

March 27, 2024

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. Chair Ball called the meeting to order at 5:30 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Cynthia Ball, Chair; Gabriel Iacoboni, Vice Chair; Maureen Anderson; Michael Busch; Kevin Kelly; Kathy Branson via Zoom; Shaunita Cable

COMMISSIONERS EXCUSED: Emily Wolf;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Aaron Butler, IT; Jennifer Tengono, Assistant City Attorney;

II. CITIZEN COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF MARCH 13, 2024 MEETING MINUTES (ACTION ITEM)

Commissioners Kelly and Iacoboni moved and seconded, respectively, approval of the March 13, 2024 meeting minutes with conditions. The motion carried 5-0-1 with Commissioner Cable abstaining.

B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS APPROVING ZONE CHANGE APPLICATION ZNC24-2 BY JOE GRECO (ACTION ITEM):

Commissioner Anderson moved to approve the reasoned statement of relevant criteria and standards as written. Commissioner Branson provided the second. Motion carried 5-0-1 with Commissioner Cable abstaining.

C. CONTINUATION OF PUBLIC HEARING FROM MARCH 13, 2024 AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR APPLICATION ZNC24-1 BY 3D STOUT LLC (ACTION ITEM):

Chair Ball explained the public hearing process and opened the public hearing.

Assistant City Attorney Tengono provided a verbal summary answering the question that had been posed by Commissioner Branson regarding adjacent property owners having to consent to a rezone application before it can be approved. Tengono stated that neither city code nor state code have such a

requirement. Tengono also stated that the staff report for Annexation application ANX24-1, which was also presented at the March 13, 2024 meeting, did describe the annexation process and that the language from state code regarding Category A annexations does say that all property owners who are being annexed into the city limits, under a Category A annexation, do have to consent to the annexation. Tengono provided that there might have been some confusion between the two separate applications and that the consent to annexation did not apply to zone change application ZNC24-1.

Assistant City Attorney Tengono then addressed the noticing requirements from both the State of Idaho and City of Lewiston code and reviewed the process that city staff undertakes to ensure that noticing for public hearings is properly completed and timely.

Chair Ball asked the Commission if they had any questions for staff. Chair Ball asked Assistant Planner Hollingshead some clarifying questions regarding staff's internal process for preparing notices for mailing and posting the subject properties. Hollingshead walked the Commission through the steps that she and Community Development staff follow to ensure timely and complete noticing of public hearings. Commissioner Anderson asked if the subject property had been posted and Staff Hollingshead stated yes, and showed the Commission a photo of the subject property that had been presented at the March 13, 2024 meeting that clearly showed the sign posted on the subject property. Commissioner Branson asked to see the maps with the adjacent residential home. Staff Hollingshead asked the Commission if they would like her to repeat her presentation and staff report.

Staff Hollingshead reviewed the staff report and presented photographs and maps of the subject property to the Commission. Hollingshead reviewed the topography of the site, the surrounding uses and zoning designations.

The Commission discussed the topography and elevations of the subject property and the surrounding properties.

Chair Ball closed the public hearing and the Commission discussed and deliberated the criteria for the reasoned statement.

Commissioner Anderson moved to direct staff to draft a reasoned statement of relevant criteria and standards approving ZNC24-1. Vice Chair Iacoboni provided the second. Motion passed 5-0-1 with Commissioner Cable abstaining.

IV. STAFF-COMMISSION COMMUNICATIONS:

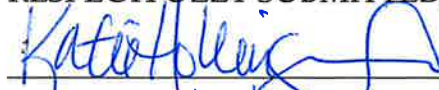
A. Query of Commissioners for April 10, 2024 meeting.

All current commissioners plan to be in attendance for the April 10, 2024 meeting. Staff Hollingshead also let the Commission know that the April 24th, 2024 meeting would be a work session for the Commission to review the draft of the new Comprehensive Plan.

V. ADJOURN

There being no further business, Vice Chair Iacoboni and Commissioner Branson moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 6:23 p.m.

RESPECTFULLY SUBMITTED,


Dawn Ortiz, *by Katie Hollingshead*
Recording Secretary


Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 10th day of April, 2024.