

January 10, 2023

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

I. CALL TO ORDER

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

COMMISSIONERS EXCUSED: None

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Specialist; Aaron Butler, IT; Jennifer Tengono, Assistant City Attorney

II. ELECTION OF CHAIR AND VICE CHAIR FOR 2024 (ACTION ITEM)

Commissioner Branson nominated Commissioner Ball for Chair.
Chairperson Busch nominated Commissioner Kelly for Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Cynthia Ball
Commissioner Kathy Branson voted for Cynthia Ball
Commissioner Gabriel Iacoboni voted for Cynthia Ball
Commissioner Michael Busch voted for Kevin Kelly
Commissioner Kevin Kelly voted for Cynthia Ball
Commissioner Cynthia Ball voted for Cynthia Ball

Commissioner Busch nominated Commissioner Iacoboni for Vice Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Gabe Iacoboni
Commissioner Kathy Branson voted for Gabe Iacoboni
Commissioner Gabriel Iacoboni voted for Gabe Iacoboni
Commissioner Michael Busch voted for Gabe Iacoboni
Commissioner Kevin Kelly voted for Gabe Iacoboni
Commissioner Cynthia Ball voted for Gabe Iacoboni

III. CITIZEN COMMENTS

None

IV. ACTIVE AGENDA

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A. APPROVAL OF DECEMBER 27, 2023 MEETING MINUTES (ACTION ITEM)

Commissioners Busch and Anderson moved and seconded, respectively, approval of the December 27, 2023 meeting minutes. The motion carried 6-0.

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP23-6 BY STEVE CARLTON (ACTION ITEM):

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

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

Commissioner Ball asked for clarification that the lot cannot be separated.

Staff Hollingshead stated the lot does not qualify to be split.

There being no further questions for staff, Chair Ball asked the applicant for testimony.

Applicant Steve Carlton, 1103 Bryden Ave, Lewiston Id, stated that he received a letter from the City a few years back recommending adding an additional unit. The back portion of the lot is currently a mess and this is a great time to clean it up and add a unit. He feels this is a good spot for a unit and to clarify that the shop is used for the rentals upfront.

Commissioner Anderson asked if there would be an ample amount of parking.

Applicant Carlton stated parking should not be a problem plus tenants cannot block the drive because it is a fire access road.

There being no further questions for the applicant, Chair Ball asked for public testimony.

Rich Casey, 229 7th St stated Steve has been a good neighbor and he has no problem with this conditional use permit.

Staff Ortiz read state that was received via email from Tim Kasper, Lewiston Id. Mr. Kasper stated "Steve has done extremely nice work, but this is an email to express my concern about parking at this location. More and more vehicles are ending up parked in the street and I know that it is public parking, but it makes it extremely difficult to park a trailer at my house when there are vehicles parked in the street. I have a toy

hauler that I use quite regularly and I want to make sure I can get it out or parked. If there are 3 or more vehicles across the way from me I can't get it parked or out as it is long. So I want to make sure parking is addressed and more cars aren't ending up in the street."

There being no further testimony, Chair Ball asked the applicant for their rebuttal.

Applicant Carlton the front unit does park on the street and he is going to have a conversation with them about where they park.

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

After discussion of relevant criteria, Commissioners Kelly and Branson moved and seconded, respectively, to direct staff to draft Reasoned Statement approving CUP23-6. Motion passed 6-0.

V. STAFF-COMMISSION COMMUNICATIONS:

Staff Hollingshead stated that the City has received an application for the vacant seat, and she needs 1 or 2 volunteers to attend the interview. Vice Chair Iacoboni and Commissioner Branson volunteered to attend.

A. Query of Commissioners for January 24, 2024 meeting.

All current commissioners present besides Kelly plan to be in attendance for the January 24, 2024 meeting. Commissioner Kelly can attend via Zoom if needed.

VI. ADJOURN

There being no further business, Commissioners Busch and Kelly moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 6:08 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 14th day of February, 2024.