

May 08, 2024

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

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Vice Chair; Kevin Kelly; Kathy Branson; Shaunita Cable; Emily Wolf; Maureen Anderson;

COMMISSIONERS EXCUSED: Cynthia Ball, Chair;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney; Mark Weigand, City Surveyor

II. CITIZEN COMMENTS

Staff Ortiz confirmed that all commissioners present received the provided comment in regards to the Comprehensive Plan.

III. APPROVAL OF APRIL 10, 2024 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Anderson moved and seconded, respectively, approval of the April 10, 2024 meeting minutes with the corrections mentioned. The motion carried 6-0.

IV. APPROVAL OF APRIL 24, 2024 MEETING MINUTES (ACTION ITEM)

Commissioners Wolf and Kelly moved and seconded, respectively, approval of the April 24, 2024 meeting minutes. The motion carried 5-0-1, with Commissioner Anderson abstaining.

V. PRELIMINARY PLAT - EASTRIDGE ESTATES PRELIMINARY PLAT CONSIDERATION OF THE ASSOCIATED REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS AND RECOMMENDATION TO CITY COUNCIL (ACTION ITEM)

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioners asked clarification questions to city staff.

Commissioner Branson and Kelly moved and seconded, respectively, to recommend approval of the preliminary plat for Eastridge Estates to the City Council. The motion carried 6-0.

VI. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP24-2 BY LORETTA TYE (ACTION ITEM)

Vice Chair Iacoboni 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 Branson asked if this Conditional Use Permit is tied to the applicant not the land.

Staff Hollingshead stated the Conditional Use Permit is tied to her business no the land.

There being no further questions for staff, Vice Chair Iacoboni asked the Applicant for testimony.

Applicant Loretta Tye, property owner stated she has been doing massage for over 20 years; she is a medical message therapist. Her classes focus on medical purposes.

Commissioner Wolf asked how many times per week classes will be held.

Applicant Tye stated 2 to 3 days a week.

Commissioner Anderson how loud those classes will get.

Applicant Tye stated as loud as laughter is.

Commissioner Cable asked if the applicant plays music during her classes.

Applicant Tye stated she does, but the music is not loud and used more as meditation.

There being no questions for the applicant, Vice Chair Iacoboni asked for public testimony.

Monica Shinel from Lewiston, Id has concerns for the kids that walk down Linden to get to school. She stated Linden is a very narrow road and cars speed down it.

There being no further public comment, Vice Chair Iacoboni asked the applicant for a rebuttal.

Applicant Tye stated most classes will start at 8:30 am and if she does have a class earlier then that she feels that her customers will be responsible and respectable to the road laws and requirements.

Commissioner Branson asked if her drive way has a turnaround or will her customers have to back out into the right of way.

Applicant Tye stated no she does not have a turn around.

There being no further questions, Vice Chair Iacoboni closed the public hearing.

After discussion of relevant criteria, Commissioner Anderson and Branson moved and seconded, respectively, to direct staff to draft Reasoned Statement approving CUP24-2. Motion passed 6-0.

VII. STAFF-COMMISSION COMMUNICATIONS

A. Query of Commissioners for the May 22, 2024 meeting (public hearing on the Comprehensive Plan)

All Commissioners present stated they shall be in attendance at the May 22, 2024 meeting.

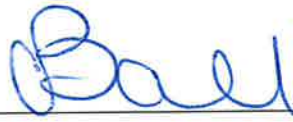
VIII. ADJOURN

There being no further business, Commissioner Branson and Anderson moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission meeting adjourned at approximately 6:31 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 22nd day of May, 2024.

