

February 26, 2025

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

I. CALL TO ORDER

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

COMMISSIONERS EXCUSED:

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

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF FEBRUARY 12, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Anderson and Ball moved and seconded, respectively, approval of the February 12, 2025 meeting minutes as written. The motion carried 4-0-3 with Chair Iacoboni and Commissioners Kelly and Branson abstaining.

B. PRELIMINARY PLAT - NORTH LEWISTON BUSINESS PARK (ACTION ITEM):

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

Commissioners asked clarification questions regarding the definition of street frontage requirements to city staff.

Commissioners Branson and Anderson moved and seconded, respectively, to recommend approval of the North Lewiston Business Park Preliminary Plat and to approve the related Reasoned Statement. The motion carried 7-0.

C. INITIATION OF ZONING CODE AMENDMENT ZA-01-25, LANDSCAPING (ACTION ITEM):

Staff Hollingshead provided verbal summary of zoning code amendments for Lewiston Zoning Code Section 37-153. Staff included local landscaping

companies and the Urban Forestry Commission in meetings to provide recommendations on these code changes.

Commissioner Ball asked what section of the Comprehensive Plan triggered the landscape code changes.

Staff Hollingshead stated the parking and parking lot code changes started the conversations on also making the landscaping code changes.

After discussion, Commissioners Wolf and Kelly moved and seconded, respectively, to initiate Zoning Code amendments to amend Lewiston Zoning Code Section 37-153 as recommended. The motion carried 7-0.

**D. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND
DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR
CONDITIONAL USE PERMIT APPLICATION CUP25-1 BY LEWIS CLARK
EARLY CHILDHOOD PROGRAM (ACTION ITEM):**

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.

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

Applicant Joelle Johnston, Lewiston ID stated this request is for compliance with State Licensing as it was not required before. This location as already been in operation for over 5 years.

Commissioners asked clarify questions regarding staffing to student ratios.

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

There being no public comment, Chair Iacoboni closed the Public Hearing.

After discussion of the required conditional use permit relevant criteria and standards, Commissioner Wolf and Chair Iacoboni moved and seconded,

respectively, to direct staff to draft a Reasoned Statement approving CUP25-1 with the condition meeting criteria with City Code section 37-20.1(6) . Motion passed 7-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

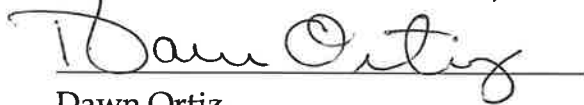
A. Query of Commissioners for the March 12, 2025 meeting.

All current commissioners present will be in attendance for the March 12, 2025 meeting beside Commissioners Anderson and Wolfe.

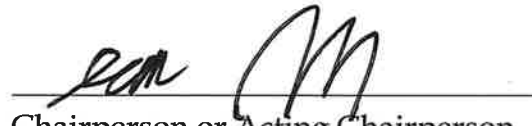
V. ADJOURN

There being no further business, Commissioner Anderson and Ball moved and seconded, respectively, to adjourn. The motion carried 7-0 and the Planning and Zoning Commission adjourned at approximately 6:26 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 12th day of March, 2025.

