

April 09, 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; Kevin Kelly; Maureen Anderson; Cynthia Ball; Kathy Branson

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair; Shaunita Cable;

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF MARCH 26, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Ball and Anderson moved and seconded, respectively, approval of the March 26, 2025 meeting minutes as written. The motion carried 4-0-1 with Commissioner Branson abstaining.

B. PUBLIC HEARING FOR ZONING CODE AMENDMENT ZA-01-25 LANDSCAPING (ACTION ITEM):

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

Staff Plaskon provided a verbal summary and background of the amendments proposed in ZA-01-25. Staff Plaskon stated that this proposal comes from the Comprehensive Plan Work Plan Committee, with assistance and advice from the Urban Forestry Commission and two local landscaping companies.

Commissioners asked clarifying questions about redundancy, bond requirements, and final inspections for occupancy, which Planner Plaskon answered.

There being no questions for staff and no public testimony, Chair Iacoboni closed the public hearing.

After deliberation, Commissioner Branson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-01-25 to the City Council. Motion assed 5-0.

C. CONSIDERATION OF ZONING CODE AMENDMENT INITIATION, TINY HOUSES (ACTION ITEM):

Staff Plaskon provided a verbal summary of potential zoning code amendments for Lewiston Zoning Code Sections 37-126 and 23-25.

Commissioner Ball asked for clarification on Tiny Home versus an Accessory Dwelling Unit, which Planner Plaskon clarified.

After discussion, Commissioners Ball and Anderson moved and seconded, respectively, to initiate Zoning Code amendments to amend code definitions.

Commissioner Ball withdrew her motion to correct it.

After discussion, Commissioners Ball and Anderson moved and seconded, respectively, to initiate Zoning Code amendments related to tiny houses. The motion carried 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the April 23, 2025 meeting.

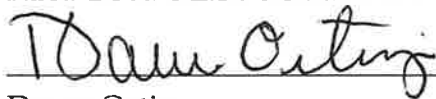
Staff Plaskon stated there is nothing scheduled for the April 23, 2025 meeting at this time.

All commissioners in attendance concurred to cancel the April 23, 2025 meeting.

V. ADJOURN

There being no further business, Commissioners Kelly and Branson moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 5:58 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,



Chairperson or Acting Chairperson

Recording Secretary

Planning and Zoning Commission

Approved this 14th day of May, 2025.

