

June 11, 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; Kevin Kelly; Kathy Branson; Shaunita Cable; Maureen Anderson; Kevin Kelly;

COMMISSIONERS EXCUSED: Cynthia Ball;

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 MAY 28, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Cable moved and seconded, respectively, approval of the May 28, 2025 meeting minutes as written. The motion carried 4-0-2 with Commissioners Kelly and Wolf abstaining.

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP25-2 BY CAMIE HUNTLEY OF SAND CASTLE KIDS (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.

Commissioner Branson asked clarification questions regarding the property to the west of the applicant, confirming if there is a residence located there.

Staff Hollingshead stated there is a residence there, and the address is 731 Burrell Ave.

Commissioner Wolf asked about the location of the bushes that need to be trimmed out of the right-of-way.

Staff Hollingshead stated it is next door to the subject property.

Jennefier Tengono, City Attorney, stated that under city code, the Public Works Department has the right to trim vegetation encroaching in the right of way without the owner's consent.

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

Applicant Camie Huntley, Lewiston, Idaho, stated Sand Castle Kids is seeking a new space due to their current location being sold. The subject property will have any necessary updates completed to meet licensing standards, including child proofing, fencing, and parking. The hours of operation are from 6 am to 5:30 pm, Monday through Friday. A written parking policy will be provided to families so that congestion on the road will not happen. Children will not be walking to and from any schools.

Commissioner Branson asked if the applicant would be replacing the fence.

The applicant stated they plan to replace the fence with a privacy fence.

Commissioner Kelly asked if there would be an increase in children.

The applicant stated it is up to the fire department, and it would be increased, maybe 2-4 children.

Commissioner Kelly asked if the dogs would remain on the property.

The applicant stated the dogs would move out when she moved out.

Commissioner Branson asked where the playground equipment would be placed.

The applicant stated it would be placed in the backyard, and children will only be outside from 9 am to 11 am, and there would be 10 or so children out at a time.

Commissioner Kelly asked about the vegetation along the fence line, would it remain as a buffer.

The applicant stated that most of the vegetation is on the neighbor's property.

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

Carrie Kelly, Lewiston Idaho, stated that to make sure the neighborhood animals do not have access to the children, the fence needs to be fixed. The condition of the property is in disrepair. This will impact the entire neighborhood and is in opposition to the Conditional Use Permit.

Steve McCullum, Lewiston, Idaho, stated that he is concerned about the traffic. The school buses use 8th Street to access the Centennial School two times a day. The traffic on this road does not abide by the posted speed limit, and there are no sidewalks. A commercial daycare will increase the traffic, and there is not enough area for pick-up and drop-off lanes. The property is not well maintained, and how much landscaping will be completed. He is in opposition to the Conditional Use Permit.

Kyle Riggers, Lewiston, Idaho, stated he is concerned about the traffic and kids walking down the street and cars backing out. He also has a shut-off valve next to the property and is worried about when someone will break it by driving over it.

Elizabeth Raciot, Lewiston, Idaho and lives at the location west of the applicant's property. She is concerned about traffic, parking, which will adversely affect their property by decreasing their property value, the fence is dilapidated, and the children laughing and playing will adversely affect the quiet neighborhood they have.

Mike Kelly, Lewiston, Idaho, stated if you can't maintain a dog, how can you maintain 13 children upwards. The applicant's dog is always getting out, and she does not maintain the fence on the property. How does he protect his kids and his dogs by being next door. The traffic in the area does not abide by the speed limit. He is in opposition to this Conditional Use Permit. He is willing to cut back the lilacs/bushes that are encroaching on the right of way.

Steve Sandard, Lewiston, Idaho stated he is concerned with the amount of existing traffic and speeding through the area.

Dawn Ortiz, Community Development Office Supervisor, confirmed that all Commissioners present received the 10 letters or public comments in their packets and the 2 public comment emails sent at a later date.

There being no further public comment, Chair Iacoboni asked for the applicant's rebuttal.

The applicants stated they have about 8 to 14 cars that arrive a day, but there are only 2 to 3 cars at a time, usually.

Commissioner Iacoboni asked when the buses come through.

The applicant stated around 8 am or 9 am and 3:30 pm.

Commissioner Cable asked what the applicant's plan is for additional parking.

The applicant stated that it is more than half of her yard, 20 feet by 35 feet, is the proposed parking area.

Commissioner Branson asked if the trailer and vehicles would remain.

The applicant stated no, once they move out, they will move with them.

Commissioner Branson asked if there would be a remodel of the home to make it a daycare.

The applicant stated they would only be installing a door where a window already exists. The applicant did have the Fire Department come in, and there are only small items that need to be changed to meet the Fire Department's requirements.

Commissioner Kelly asked if they could add conditions to the CUP.

Staff Hollingshead stated yes, the commission can. There has been discussion of the existing fence, and this could be a requirement to mitigate some of the concerns of the neighbors. The Fire Department would verify that all conditions are met, in addition to the Building Inspector, since a Building permit would be required.

Chair Iacoboni asked if any of the children would be dropped off during hours the buses are running.

The applicant stated that they could require children to be dropped off at a time the buses are not running.

Chair Iacoboni closed the Public Hearing.

After discussion of the required conditional use permit relevant criteria and standards, Commissioner Wolf and Cable moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving CUP25-2 with the condition installation of a six-foot solid privacy fence and staggered drop off and pick up. The motion carried 6-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the June 25, 2025 meeting.

All commissioners in attendance should be in attendance for the June 25, 2025 meeting; besides that, Commissioners Branson and Anderson will not be able to attend, and Commissioner Kelly is a maybe. There are 2 public hearings scheduled for the June 25, 2025 meeting.

Staff Hollingshead mentioned the City of Lewiston Employee BBQ in June.

V. ADJOURN

There being no further business, Commissioners Branson and Anderson moved and seconded, respectively, to adjourn. The motion carried 6-0, and the Planning and Zoning Commission adjourned at approximately 7:20 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 25th day of June, 2025.

