

July 23, 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; Shaunita Cable; Cynthia Ball; Kathy Branson; Maureen Anderson (arrived at 5:35 pm)

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair; Kevin Kelly;

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner (leaving at 7:13 pm); Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney; Pat Severance, Engineering Development Supervisor

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF JULY 09, 2025 MEETING MINUTES (ACTION ITEM)

Commissioner Branson and Chair Iacoboni moved and seconded, respectively, approval of the July 09, 2025 meeting minutes with corrections. The motion carried 4-0.

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE WRITTEN DECISION FOR AMENDMENT TO THE CANYON CREST PLANNED UNIT DEVELOPMENT AGREEMENT:

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

Staff Plaskon 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 how long the road is.

Staff Plaskon stated about a thousand feet.

Commissioner Ball and Branson asked where the location of the two lights would be.

Staff Plaskon pointed out the two locations and recommended a third light that is an illumination light, not a traffic light.

Commissioner Ball asked what phase this PUD is under.

Staff Plaskon was not able to answer this question, but did mention the next phase would be multifamily.

Commissioner Ball asked for clarification on whether the road is a private road.

Staff Plaskon stated yes, it is currently a fire access road.

Commissioner Branson asked if the fire access road would have trees on it when the multifamily section is developed.

Staff Plaskon stated it would not.

Commissioner Cable asked for clarification if the whole roadway is considered rural.

Engineering Development Supervisor Pat Severance clarified that the south part of the road would remain an urban look until the gravel area of the RV parking lot, then it would be rural to match Lindsey Creek.

Commissioner Anderson asked how the new road would affect storm water runoff.

Staff Severance stated they would need to abide by the City Stormwater standards. It will all be channeled to an infiltration basin along the road. He also pointed out on the maps the already designed standards.

Commissioner Branson asked where the pullout for the police department would go.

Staff Severance was not sure.

Staff Tengono stated that it would have to meet City and State standards before the Commission could require it.

There being no further questions for the staff, Chair Iacoboni asked for the applicant's testimony.

Applicant Brian Schmidt, Lewiston Idaho, is one of the developers. They are not proposing any changes to the road until it reaches the top of the hill. Beyond that is where they are requesting the changes. Due to the challenges with this section of road to the North the standard requirements are not cost-effective. They would like to complete it earlier than planned because it would be a benefit to the current and future residents.

Commissioner Anderson asked where the initial light would be.

Applicant stated right where the alley would connect. Currently, there is no power running down the road.

Staff Tengono asked if this amendment would cause any changes to the Park Open Space master plan of this PUD.

Applicant stated no, there is not.

Staff Plaskon asked if the plans show another street light at the end of the intersection connection at Lindsey Creek Road.

Applicant stated yes, that is correct.

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

Roger Terry, Lewiston Idaho stated that he is concerned that the road is currently closed and it had been previously opened. This road is a very steep road and could be dangerous at night and will need to have additional lighting. He does not really have any problem with the actual road design, but does not think it will be a rural road.

Dan Yonge, Lewiston Id stated that additional lighting is a cost the City has to take on and opposed to additional lighting. By deciding if you want the road completed today, there will need to be some compromises. The current road is a private road and should not be driven on by the residents, as it is a fire access road.

Roger Terry, Lewiston Idaho stated that if the cost for the development of the road has increased 50%, then what is it going to be in 10 years.

Staff Ortiz confirmed that the present Commissioners received the public comment provided in the agenda packet before the meeting.

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

Applicant stated they don't want to wait 10 years because of what it costs, but it would be a stretch to do it later.

Staff Tengono asked the applicant if they would be willing to dedicate the paved road to the City.

Applicant stated yes, they would prefer that.

Commissioner Anderson asked if they would be willing to add a three way stop to slow traffic.

Commissioner Ball stated the requested changes for a three-way stop is outside the scope of the requested amendment. She also asked that once a road is dedicated, is there an option for adding additional street lights.

Staff Severance said that there is a process to request additional street lights and it would be dependent on City Council's approval.

There being no further testimony Chair Iacoboni closed the public hearing.

After deliberation and discussion of the relevant criteria and standards, Commissioners Branson and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the written decision recommending approval of the amendment to the Canyon Crest Estates Planned Development to City Council with the addition of dedication to the City of the right of way as it is paved. The motion carried 5-0.

C. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT CUP25-4 BY STEPHANIE BEIDMAN:

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 Ball asked if the business on the westside will remain and then the unit on the east side will be converted to 3 units.

Staff Hollingshead stated yes.

There being no further questions for the staff, Chair Iacoboni asked for the applicant's testimony.

Applicant Stephanie Beidman, the building owner, stated that it would be more beneficial for her to convert it to residential. Converting it would assist her with making her mortgage payment.

Commissioner Ball asked if there was a timeline to convert the property.

Applicant stated it would be completed within 30 days.

Commissioner Cable asked if there is something in place for the noise since there is a business next door.

Applicant stated they have already spoken with the business tenant and explained what they are planning to do, and she thinks that it will be quieter as a residential.

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, Commissioners Anderson and Ball moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving CUP25-4. The motion carried 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the August 13, 2025 meeting.

All commissioners in attendance should be in attendance for the August 13, 2025 meeting. Staff Hollingshead said Commissioner Wolf emailed her that she would not attend the next meeting. Staff Hollingshead stated there will be 2 public hearings at this meeting.

Staff Tengono asked the commissioners to speak loudly for the recording in the future. There was trouble hearing the last video. There is going to be a case update that adopts a minority view related to discriminatory zoning laws. This case is related to sober living houses, but applies not just to sober living but to a protective class.

Staff Hollingshead stated the City follows State code and asked if the State is making changes.

Staff Tengono stated at this time she is still going through the case and stated that it isn't necessary City code, but state law. She will provide more information at a later date.

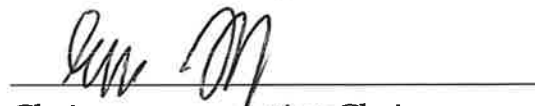
V. ADJOURN

There being no further business, Commissioner Ball and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 7:38 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 13th day of August, 2025.