

August 13, 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

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

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 JULY 23, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Anderson moved and seconded, respectively, approval of the July 23, 2025 meeting minutes as written. The motion carried 5-0.

B. REVIEW AND APPROVAL OF THE WRITTEN DECISION FOR AMENDMENT TO THE CANYON CREST PLANNED UNIT DEVELOPMENT AGREEMENT:

Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to approve the Written Decision for Amendment to the Canyon Crest Planned Unit Development Agreement. The motion carried 5-0.

C. REVIEW AND APPROVAL OF THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT CUP25-4 BY STEPHANIE BEIDMAN:

Commissioners Ball and Cable moved and seconded, respectively, to approve the Reasoned Statement for CUP25-4 as written. The motion carried 5-0.

D. PUBLIC HEARING AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC25-2 BY STEVE CARLTON:

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 Ball asked staff if residential is a zoning option.

Staff Plaskon stated that residential can be on the upper floors above the commercial units.

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

Applicant Steve Carlton, Lewiston Id stated that it was best to rezone the entire lot, especially with the road that would be developed. He does plan on having apartments above the commercial units. He stated the zoning needs to be right before any planning begins, and he has had people interested in this project. There will be a right in the entrance and a right out exit on Thain.

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

After deliberation and discussion of the relevant criteria and standards, Commissioners Anderson and Branson moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving ZNC25-2. The motion carried 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

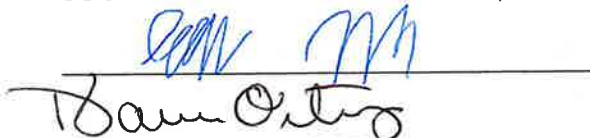
A. Query of Commissioners for the August 27, 2025 meeting.

All commissioners in attendance should be in attendance for the August 27, 2025 meeting. Staff Plaskon stated there will be one, possibly two public hearings, and the reasoned statement from tonight's public hearing. Staff also stated that Commissioners Kelly and Branson will not be renewing their term, and currently, they have one seat potentially filled by Zach Battles if the City Council appoints him on August 25, 2025.

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 5:55 p.m.

RESPECTFULLY SUBMITTED,


Dan Ortiz


Gabe Iacoboni

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Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 27 day of August, 2025.

