

August 27, 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; Shaunita Cable; Cynthia Ball; Kathy Branson; Maureen Anderson; 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 AUGUST 13, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Ball moved and seconded, respectively, approval of the August 13, 2025 meeting minutes as written. The motion carried 6-0-1 with Commissioner Kelly abstaining.

B. REVIEW AND APPROVAL OF THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC25-2 BY STEVE CARLTON CANYON CREST PLANNED UNIT DEVELOPMENT AGREEMENT:

Commissioners Anderson and Wolf moved and seconded, respectively, to approve the Reasoned Statement for ZNC25-2. The motion carried 6-0-1 with Commissioner Kelly Abstaining.

C. PUBLIC HEARING, COMPREHENSIVE PLAN AMENDMENT CPA25-1, USE OF SURFACE AND GROUNDWATER (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.

Commissioner Kelly asked what is considered surface water, is it a stormwater pond.

Staff Hollingshead stated that surface water would be rainwater, stormwater pond could possibly be considered surface water. Surface water usually comes from a natural source.

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

Barney Metz, L.O.I.D General Manager and representing Idaho Water Users Association, stated that the ground resources is under some form of stress as the population continue to grow. They have had previous developers not use the irrigation lines that are available, and it has caused stress on the domestic sources available. This new state law will help relieve that stress. They are in support of it to be entered into the Comprehensive Plan.

Commissioner Ball asked if there is a zone change or a PUD will a stormwater line then be required to be installed.

Barney Metz stated no, this law states that if they have access to the irrigation line, then the developer or owner is required to tap into it.

Commissioner Branson asked if all existing structures that are not tapped in will be allowed to remain as is or be required to tap in.

Barney Metz stated they would remain as is.

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

After deliberation and discussion, Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to direct staff to draft the recommendation to City Council approving CPA25-1. The motion carried 7-0.

D. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION BY TONY HAVENS (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 staff what type of limitations can be applied to the CUP.

Staff Hollingshead stated that City Code states that for the first half acre of livestock area, you could have one horse, or one cow, or one steer. You could have two llamas, five sheep, goats, alpacas, ostriches, or emus. All of those would fall under that category, and the applicant specifically stated that he was most interested in having sheep, like the ones you saw on the property that were currently clearing the vegetation, or perhaps a steer to do the same thing. But unless the Commission chooses to put a further limit with your approval of the waiver of standard from that half-acre requirement, any of those animal types would be allowed in those numbers listed in code.

Commissioner Kelly asked to clarify if the waiver is due to the lot size.

Staff Hollingshead stated yes from the dedicated pasture area. The lot in total would be considered large enough, but code specifically says you have to have half acre of dedicated livestock area. The applicant only has 14,335 square feet of dedicated livestock area.

Commissioner Kelly asked if a separate decision is needed to approve animal rights.

Staff Hollingshead stated No, it's a request as part of the request for the animal rights.

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

Applicant Tony Havens from Lewiston, Id stated that he would only like to have a couple of sheep or a steer on the property and would only have the animals on there for short periods just to keep the weeds down and provide fire management.

Staff Tengono asked if the applicant could get the co-owner's signature as per the City Code.

Applicant Havens stated he should be able to, as it is if wife.

Commissioner Kelly asked if the water provided to the livestock area is domestic or irrigation.

Applicant Havens stated that it is irrigation.

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 Wolf and Ball moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving CUP25-5 and waiver with the conditions that the co-owner of the lot provide their signature on the CUP application. The motion carried 7-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the September 10, 2025 meeting.

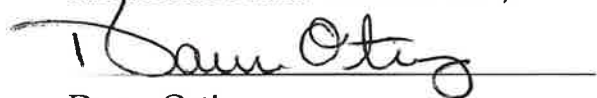
All commissioners in attendance should be in attendance for the September 10, 2025 meeting. Staff Hollingshead stated there will not be any public hearings at the next meeting. Zach Battles will be taking Commissioner Branson's seat after 10/11/2025.

Staff Tengono stated that the City has received notice that there have been scam emails being sent out to land use applicants, stating that they are being requested to pay an invoice associated with the approval of their applications. These emails include a mock invoice and instructions on how to wire transfer the funds. The City does not request payment for approval of an application; staff is not in charge of making the decision on approval of a land use application.

V. ADJOURN

There being no further business, Commissioners Branson and Anderson moved and seconded, respectively, to adjourn. The motion carried 7-0, and the Planning and Zoning Commission adjourned at approximately 6:45 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 10th day of September, 2025.