

January 14, 2026

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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; Maureen Anderson; Shaunita Cable

*COMMISSIONERS EXCUSED:* Cynthia Ball;

*COMMISSIONERS UNEXCUSED:* Zach Battles, Kyle Harris

*STAFF MEMBERS PRESENT:* Katie Hollingshead, Assistant Planner; Jennifer Tengono, City Attorney; Dawn Ortiz, Community Development Office Supervisor

**II. ELECTION OF CHAIR AND VICE CHAIR FOR 2026 (ACTION ITEM)**

Commissioner Anderson nominated Commissioner Iacoboni for Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Commissioner Iacoboni  
Commissioner Gabriel Iacoboni voted for Commissioner Iacoboni  
Commissioner Shaunita Cable for Commissioner Iacoboni  
Commissioner Emily Wolf for Commissioner Iacoboni

Commissioner Anderson nominated Commissioner Wolf for Vice Chair.

Upon roll call, the vote was as follows:

Commissioner Maureen Anderson voted for Emily Wolf  
Chair Gabriel Iacoboni voted for Emily Wolf  
Commissioner Shaunita Cable voted for Emily Wolf  
Commissioner Emily Wolf voted for Emily Wolf

**III. CITIZEN COMMENTS**

None

**IV. ACTIVE AGENDA**

**A. APPROVAL OF DECEMBER 10, 2025 MEETING MINUTES (ACTION ITEM)**

Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, approval of the December 10, 2025 meeting minutes. The motion carried 4-0.

**B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-25-6 BY CHARLENE RICARD OF ABILITY INTERVENTIONS LLC (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.

There being no questions for staff or any public testimony, Chair Iacoboni asked for applicant testimony.

Chair Iacoboni asked how many children would be in attendance.

Applicant Ricard stated she estimates to start off with 6-10 kids, but is asking for 13 or more for future use.

Commissioner Anderson asked if the rear parking lot will be for staff parking, and if the front parking lot be for pick up and drop off.

Applicant Ricard stated yes, and she also plans to fence the back area as well.

Commissioner Wolf asked how many employees will be employed and whether there will be a need for new employees.

Applicant Ricard stated that currently, there are 23 employees between their Lewiston location and their Moscow location. Lewiston location has around 12 employees. They do plan to hire 5 to 6 additional new employees.

Chair Iacoboni asked if the daycare would be open 5 days a week.

Applicant Ricard stated it would depend on the needs of the clients.

Commissioner Anderson asked the applicant for clarification on where pick up and drop-off would be located.

Applicant Ricard stated the parking lot off of 4<sup>th</sup> Street would be for pick up and drop off, and the back parking lot could also be used for pick up and drop off if needed.

Commissioner Anderson asked if there would be signs posted for pick up and drop off.

Applicant Ricard stated she can post signs if it is needed.

Chair Iacoboni asked if pick up and drop off would be scheduled for a specific time.

Applicant Ricard stated that most drop-offs are at 9 am, and the latest pickup will be at 6 pm.

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

After deliberation, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the reasoned statement approving CUP25-6. Motion passed 4-0.

**C. INITIATION OF ZONING CODE AMENDMENT ZA-04-25, WIRELESS COMMUNICATION FACILITIES (ACTION ITEM):**

Staff Hollingshead provided a verbal summary of code amendments to ZA-04-25, wireless communications facilities.

Commissioners Anderson and Cable moved and seconded, respectively, to initiate zoning code amendments to amend Lewiston Zoning Code Chapter 37 regarding telecommunications facilities and broadband infrastructure as recommended. The motion carried 4-0.

**V. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners for January 28, 2026, meeting.**

All current commissioners present plan to be in attendance for the January 28, 2026, meeting, besides Commissioner Wolf, who may attend via Zoom. Staff stated there is a public hearing for a conditional use permit, and there will be a work session as well. The Planning and Zoning meeting may be moved to the Library due to the elevator being broken. There is a new Commissioner, Kyle Harris.

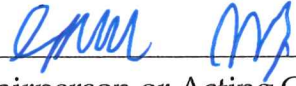
**VI. ADJOURN**

There being no further business, Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 6:15 p.m.

RESPECTFULLY SUBMITTED,

  
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Dawn Ortiz,  
Recording Secretary

  
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Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this 28th day of January, 2026.