

January 28, 2026

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; Zach Battles;

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair; Maureen Anderson;

COMMISSIONERS UN-EXCUSED: Kyle Harris

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 JANUARY 14, 2026 MEETING MINUTES (ACTION ITEM)

Commissioners Battles and Cable moved and seconded, respectively, approval of the January 14, 2026 meeting minutes as written. The motion carried 4-0.

B. REVIEW AND APPROVAL OF THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-25-6 BY CHARLENE RICARD OF ABILITY INTERVENTIONS LLC (ACTION ITEM):

Commissioner Ball and Chair Iacoboni moved and seconded, respectively, to approve the Reasoned Statement for CUP-25-6. The motion carried 4-0.

C. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-1 BY LESLIE DOTY (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.

Chair Iacoboni asked for clarification on if the animal is a 4H animal, would that make the conditional use permit moot.

Staff Hollingshead explained that the applicant still wants to move forward with the conditional use permit even though the animal would be used for 4H.

Staff Tengono stated that it would not be mute, because the exception in Lewiston City Code 37-195 only exempts the provisions related to Article 9. It does not relate to the use of the property, only as far as the allowances, the prohibitions, limitations, and standards, so the number, type of animals, the size of the lot, or the pasture, area, the livestock area, and things that are only covered within that subsection of Chapter 37, not whether or not they can actually keep animals. Because that's going to be based on different articles within Chapter 37, not within the specific article relating to animal rights, livestock, and pasture standards.

Commissioner Battles asked if the horse could reside at the location without the CUP due to 4H.

Staff Tengono stated that proof of 4H membership would be required and no statement has been provided for proof of 4H. And the exemption doesn't necessarily apply to the use of the property for animals, where animals are permitted by right, then that's not usually a concern. But again, it doesn't necessarily affect other standards, so to the extent that the applicant has applied for a conditional use permit, I wouldn't look at the exception to the rule here, because it falls outside of that exception at that point. Under Lewiston City Code 37-199. sets forth the provision, so, and it's specific to the keeping of livestock, not explicitly governed, and conditioning the use of a property. Information related to the use of the property, again, as I mentioned, isn't within the livestock provisions of that specific article, which is Article 15 and not 9. For a correction there, but I would look at these as two separate things, so the mere fact that she has applied for a conditional use permit would put her outside the scope of that exemption at this point.

Commissioner Battle asked if there had been any other approvals for such a reduction in lot size, like this request.

Staff Hollingshead stated there has been one recently approved with a lot smaller than allowed, but not as small as this lot and animals were only approved for a period of time. She did not pull the file for that request.

Staff Tengono stated the conditional use permit mentioned was requested by Anthony and Nicole Havens. In that particular application, the city, or the Planning and Zoning Commission, conditionally approved CUP25-5, including the associated waiver of 7,445 square feet from the required 21,780 square feet livestock area. And in that case, they were going to be keeping several goats.

Commissioner Ball asked clarifying questions on lot use and size.

Chair Iacoboni asked if the goats from CUP25-5 were full-time on the property.

Staff Tengono stated that the goats did not have a seasonal limitation, and no opposition was received.

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

Applicant Doty, Lewiston Idaho stated that she never intended to have the horse home so soon, but he needs to be quarantined, he's only 8 months old. Wants to get him used to being in the city, and he wasn't supposed to be delivered for 3 more weeks, but he was delivered early, and she will nail down the fence once she gets the tree removed.

Chair Iacoboni asked how often the horse would be on the property.

Applicant Doty stated a weekend here and there.

Commissioner Cable asked if there was drainage on the property to assist with maintained livestock area.

Applicant Doty stated she doesn't have a drainage problem, and she is not sure what Commissioner Cable is asking for.

Commissioner Battles asked when would the horse would go to Cougar Ridge.

Applicant Doty stated 2 weeks.

Commissioner Battles asked if the horse would be brought back to this property during the week or just when she is there.

Applicant Doty stated that when she is around, but horses are herd animals and want to be around other animals.

Commissioner Ball asked how close he was to other animals in the neighborhood.

Applicant Doty stated there are 3 dogs next to him and 1 behind him, and they do not seem to bother him. She also stated that she has a chain link fence surrounding the property.

Commissioner Battles asked where the nearest horses are to her.

Applicant Doty stated there are some on Cedar, 6th, and Burrell. Close enough that when he whinnies the other horses can hear him and respond.

Commissioner Battles asked if the mentioned livestock area is the most that can be provided.

Applicant Doty stated that it is a large area and the neighbor has offered their pasture to be used as well, but she has declined due to fencing problems.

Commissioner Ball asked if the plan is to always to have a horse on the property, even after this one leaves.

Applicant Doty stated that once this one passes, she doesn't plan to have another because he will live 20 years.

Chair Iacoboni asked how often she hauls off waste.

Applicant Doty stated she has hauled off waste two times now.

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

Chris Wright, Lewiston, Idaho stated they are 20 feet from the fence line, and the smell is very bad. How long will the horse be there? Code Enforcement has already been called. The smell and flies have been bad, and they do not want the animal there. He has a shop right next to the property line.

Commissioner Battles asked if the smell had gotten better.

Mr. Wright stated no, and he is outside a lot.

Commissioner Battles asked how quickly the smell started once the animal arrived.

Mr. Wright stated one week.

Commissioner Ball asked if they had spoken to the applicant.

Mr. Wright stated no.

Commissioner Ball asked how long they had lived there.

Mr. Wright stated 22 years.

Commissioner Battles asked if they had ever seen large livestock on any of the surrounding parcels.

Mr. Wright stated no.

Commissioner Ball asked if, aside from the smell has there been any additional issues.

Mr. Wright stated that his daughter mentioned being woken up at night due to the horse kicking the fence.

Kyle Fickenworth, Lewiston Idaho, stated he is in opposition to this. The space is not large enough, and he is worried about flies and the smell, especially in the summer. He doesn't think that driving out to Cougar Ridge to visit their animal full-time is an unreasonable request. A deadline of one month before the horse has to leave is reasonable.

Chair Iacoboni asked if Mr. Fickenworth knew about the applicant taking the horse to a different location before this meeting.

Mr. Fickenworth stated no.

Commissioner Ball asked if he had spoken to the applicant about his concerns.

Mr. Fickenworth stated no.

Steve Standers, Lewiston, Idaho, stated he is concerned about the smell when his neighbor is BBQing, and that smell mingles with the manure smell, which is going to be very bad. Horses get spooked, and with dogs running loose, the horse gets out and gets hit. The area is small, and he has been there for 39 years and has never seen large animals there.

Doug Lodge, Lewiston, Idaho stated his property is north west of the applicant's pasture, and he has no problem with what is going on.

Commissioner Ball asked how long Mr. Lodge has been in his home.

I am requesting the Conditional Use Permit for animal rights and waiver of reduction of required livestock area requested by Leslie Doty of 727 Burrel Avenue be DENIED as failing to meet City Code requirements for minimum livestock area. Additionally, to be DENIED as a Nuisance due to the personal effect on my family and property value as a nuisance of odor and insects (flies). The smell of horse manure and urine was strong and flies started showing up shortly after the horse arrived during the warm December 2025 temperatures.

I have noted the Minimum livestock area is one half acre as defined our City Code:

Section 37-196.- Definitions

Livestock area means pasture, corrals, dry lots, feedlots and other property including buildings and structures, available to and used by the livestock.

Ms. Doty's entire residence lot is listed as .41 acre. Of which, more than half of the .41 acre is the dedicated to her home and car cover/carport structure along with front, side and rear yard areas. None of which is "Livestock area" by City code Definition. Which translates to 7,389 square feet (.18 acre), far less than our City Code requirement of .5 acre (21,780 square feet).

Additionally, our City Code Sec. 37-197 also addresses the required ½ acre livestock area.

As a next door neighbor of Ms. Doty, the accumulation of horse manure, odor and flies are a valid concern. Ms. Doty's lot historically lacks regular cleanup and weed removal. It is doubtful the required cleanup chores as stated in our City Code would also be done regularly. The horse's limited area adds to the adverse effects by the natural body functions causing odor and insects (flies). This could also impact my property values, which our City Code finds concerning and another reason why our City's standards and requirements were put in place.

Ms. Doty of 727 Burrel Avenue is requesting a Conditional Use Permit AFTER violating our City of Lewiston Code and requirements as stated. Waiving the significant difference between our City Code Requirements and the actual livestock area available of someone already violating our City Code standards would set a concerning precedent.

My wife, daughter and I have lived in our home for over 22 years. Choosing city life for raising my family and to not be subjected to large livestock and the odors and flies that accompany manure and urine in a concentrated area. This is occurring less than 50 feet from my BBQ grill and patio.

My grandfather was a dairyman, my mother was a 4H horse leader - both in North Idaho. And while I appreciate both, I do not want them out the back door of my home in the City. The odor of the manure, urine and accompanying insects (flies) should not be happening in a residential neighborhood of small lots.

Being familiar with large livestock, the City requirement of 21,780 square feet (.5 acre) is reasonable. However, 7,869 square feet (.18 acre) is not reasonable. Many would find it animal cruelty for the horse to be confined in such a small area without adequate area of movement and exercise, standing in it's own urine and manure. That is a separate concern.

Thank you for your consideration of my family's concerns and request the Conditional Use Permit be DENIED as a nuisance of Odor, Insects, diminished property value concerns and a clear violation the reasonable standards of our City Codes.

Respectfully Submitted,

Chris G. Wright
3427 7th St E
Lewiston, ID 83501

Camie Huntley, Lewiston, Idaho, sent the email.

----- Forwarded message -----
From: **Camie Huntley** <sandcastlekids1@gmail.com>
Date: Mon, Jan 26, 2026 at 4:55 PM
Subject: Comment for Conditional Use permit 727 Burrell Ave
To: Katie Hollingshead <khollingshead@cityoflewiston.org>

Dear Members of the Conditional Use Permit Committee,
I operate a licensed daycare at 3436 8th Street, and our backyard directly adjoins 731 Burrell Avenue. The neighboring property at 727 Burrell Avenue is where a horse is currently being kept. There is no fencing separating 727 and 731 along the portion that borders my yard, and our daycare play yard runs along this property line.

I wish to state that I am not opposed to my neighbors having a horse. My concern is strictly regarding the safety and stability of the fencing along the property line that borders my daycare yard.

Currently, the horse is contained by linked livestock panels with hot wire. It does not appear that any posts have been installed to properly stabilize the temporary paneling, which means the horse can push and shift the panels. If the panels

were to move or give way, the horse would have direct access to my fence, which was not constructed to withstand such force.

Standard horse fencing typically requires posts set into the ground approximately every 8–10 feet, with panels attached to the posts to ensure the fencing cannot shift when a horse leans or pushes against it.

I respectfully request that, if this Conditional Use Permit is approved, a condition be included requiring permanent, properly anchored horse fencing to be installed along the 731 Burrell Avenue property line. This would prevent the horse from accessing my fence and ensure the continued safety of the children in my care.

Thank you for your time and consideration.

Sincerely,
Camie Huntley

On Mon, Jan 26, 2026, 2:23 PM Katie Hollingshead
<khollingshead@cityoflewiston.org> wrote:

Hi Camie,

Yes, there is a CUP application in process for animal rights at 727 Burrell Ave. I do see your name and address on the notice list that I prepared. I don't know why you wouldn't have received the notice, but one did get mailed to your address.

The public hearing for that application will be this Wednesday, January 28th at 5:30 if you want to attend and provide comment.

Katie Hollingshead

Assistant Planner
City of Lewiston

T 208.746.1318 x 7261

F 208.746.5595

215 D Street

P.O. Box 617

Lewiston, ID 83501-1930

www.cityoflewiston.org

On Mon, Jan 26, 2026 at 1:45 PM Camie Huntley <sandcastlekids1@gmail.com> wrote:

Hi Katie,

I worked with you last year to get my home on 8th street a CUP for childcare. My backyard directly adjoins the rear of the property at either 727 or 731 Burrell Ave. Over the past month and a half, I've noticed new panel fencing installed, and it appears a horse is now being kept in the back portion of that property. I have lived here for 13 years and there has never been a horse or livestock there before.

I recently installed new fencing for my daycare yard, and I am concerned because I do not know if that fencing is adequate to safely contain a horse if it were to push against it.

Because I previously went through the Conditional Use Permit (CUP) process for my daycare, I am familiar with the required neighbor notification and public

hearing process. I did not receive any notice related to livestock or a CUP for this property if they needed it.

Could you please let me know if there is an active Conditional Use Permit or livestock keeping approval on file for this address?

Thank you very much for your time and assistance,
Camie Huntley

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

Applicant Doty stated that Mr. Wright is not representing how close his house is to the property honestly. She cannot see his patio and BBQ from the pasture.

Chair Iacoboni asked if she had any concerns about the waste and smell, and asked if she had only removed waste from the property 2 times.

Applicant Doty stated she is going to be home more and will be working on the property.

Chair Iacoboni asked if she was willing to clean up the pasture more.

Applicant Doty stated that it is dark when she leaves to work and when she comes home, and she hasn't seen any flies.

Commissioner Ball asked if she had the horse there for 4 weeks, and when is he scheduled to have surgery.

Applicant Doty stated yes, he has been then 4 weeks and just got a horse trailer. She hasn't nailed down the fencing yet, but plans to when she gets the tree removed.

Chair Iacoboni asked if the green fencing in the pictures is just a section of the planned area for the pasture.

Staff Tengono stated that the Lewiston City Code Section 37-198-C-1 says forage shall be continually present on all areas of property considered to be pasture, unless the pasture is in the process of being replanted, the person owning the pasture shall be responsible for eliminating noxious weed growth. And so, I would highlight that the city does prosecute people for failure to maintain their pasture, primarily through fencing. If the animal breaks through fencing, they are required to fix it within a reasonable time.

Applicant Doty stated that she waters the area most of the time, and it will grow back when he goes out to Cougar Ridge.

Commissioner Battles asked if a dry lot requires food, such as hay be brought in.

Staff Hollingshead read code that stated a dry lot means an area of property which no forage is present for feeding. Dry lots shall be at least 900 square feet with a minimum dimension of 10 feet. Dry lots shall not be partitioned into less than 900 square feet areas. Dry lots are a place of temporary containment for convalescent animals, animals being worked and was given regular exercise on a different location of the property.

Commissioner Battles asked if there is long term keeping on a dry lot.

Staff Tengono stated the requirements under 37197 provide that the maximum allowable number of animals is based on the livestock area, and it's not specific to the type of area. So, if it was a dry lot, it would still be required to have a one-half acre, as the minimum area, so you would still be required to have some kind of waiver of that difference between the half acre.

Staff Hollingshead stated different maintenance standards for manure clean up on dry lots.

Commissioner Battles asked if the applicant would be feeding with hay mostly.

Applicant Doty stated that when he comes back to the property, he will eat the grass down quickly, but she will mainly be feeding hay.

Commissioner Battles stated that she has hauled off some waste and has been picking up more.

Applicant Doty stated yes when it is daylight.

Commissioner Ball asked how long she had lived there.

Applicant Doty stated 21 years.

Commissioner Ball asked if the pasture gets saturated in the spring or does it have good drainage.

Applicant Doty stated the pasture would be muddy, but the horse wouldn't be there at that time.

Commissioner Ball asked if she has a timeline of being on site to when he starts the back and forth to Cougar Ridge.

Applicant stated she didn't know, but she doesn't want the horse there when it's wet.

Chair Iacoboni asked how long for the horse to become comfortable, have surgery, and then be ready to leave.

Applicant Doty stated 3 weeks.

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

After deliberation and discussion, Commissioner Ball and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the Reasoned Statement Approving CUP25-6 with the associated waiver of 13,911 square feet from the required 21,780 square feet livestock area standard in Lewiston City Code 37-197 SUBJECT TO the conditions during the months of March through October the applicant will remove the manure from the subject property four (4) times per month; and during the months of November through February the applicant will remove the manure from the subject property two (2) times per month. The Conditional Use Permit approval is granted exclusively to the applicant, Leslie Doty, and is non-transferable. It will automatically expire when the applicant no longer resides at 727 Burrell Avenue as her principal residence. The Commission discussed in detail whether this conditional use permit should be specific to the horse she currently owns, the subject property, or the property owner/applicant, Ms. Doty. The Commission understands the efforts the applicant in seeking conditional use permit approval, and finds that her intent related to the keeping of the animal is essential to its approval. The applicant is not limited to only the keeping of the horse she currently has, but is limited to keeping one horse at any one time at the subject property so long as she owns the property. It is not the Commission's intent to require the applicant to seek a new conditional use permit should she subsequently own a different horse. The motion carried 4-0.

D. DISCUSSION AND DIRECTION TO STAFF ON UPZONE ZNC24-5 (ACTION ITEM):

Staff Hollingshead provided a verbal summary of the upzone and provided maps for the Commission to become geographically familiar with the area. Staff will continue moving upzone ZNC24-5 forward.

IV. STAFF-COMMISSION COMMUNICATIONS:

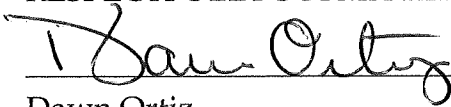
A. Query of Commissioners for the February 11, 2026 meeting.

All commissioners in attendance should be in attendance for the February 11, 2026 meeting. Staff Hollingshead stated there will be a public hearing at the next meeting for ZA-04-25 Wireless Communication Facilities.

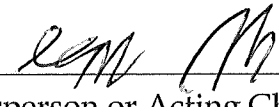
V. ADJOURN

There being no further business, Chair Iacoboni and Commissioner Ball moved and seconded, respectively, to adjourn. The motion carried 4-0, and the Planning and Zoning Commission adjourned at approximately 8:34 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 11 day of February, 2026.