

April 08, 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; Zach Battles; Maureen Anderson;

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair;

COMMISSIONERS UN-EXCUSED: Kyle Harris; Cynthia Ball

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

II. CITIZENS COMMENTS

Margaret McVicker, Lewiston, Id stated that the citizens do not realize the impact from the upzone ZNC24-5. Her area is going to be rezoned commercial, and she does not believe that the zoning change is in compliance with the land use map from the Comprehensive Plan. There are additional outright uses with a commercial zone that would ruin the character of the neighborhood.

III. ACTIVE AGENDA

A. APPROVAL OF MARCH 25, 2026 MEETING MINUTES (ACTION ITEM)

Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, approval of the March 25, 2026 as written. The motion carried 4-0.

B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS DENYING CONDITIONAL USE PERMIT APPLICATION CUP-26-2 BY BRANDON CLEVELAND (ACTION ITEM):

Commissioners Battles and Cable moved and seconded, respectively, to approve the Reasoned Statement for CUP26-2 as written. The motion carried 4-0.

C. CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT (RAINWOOD WEST) (ACTION ITEM):

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of the Rainwood West Subdivision preliminary plat and to approve the related Reasoned Statement. The motion carried 4-0.

D. PUBLIC HEARING AND DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR APPLICATION ANX-26-1, CPA-26-1 AND ZNC-26-1 BY JOE GRECO OF GRECO LAND DEVELOPMENT LLC (ACTION ITEM):

Chair Iacoboni explained the public hearing process. Commissioner Battles recused himself from this public hearing due conflict of interest.

Chair Iacoboni 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 if the homeowners in Phase I along 22nd Street and Powers Ave were offered annexation.

Staff Hollingshead stated they were offered, but only a few annexed in to have access to City Utilities.

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

Applicant Scott Becker with Hodge and Associates in Moscow stated that he is available for any questions that the commission might have.

There being no questions for the applicant or any public testimony. Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ANX26-1 to City Council. The motion carried 3-0-1 with Commissioner Battles abstaining.

After deliberation and discussion, Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to recommend approval of CPA26-1 to City Council. The motion carried 3-0-1 with Commissioner Battles abstaining.

After deliberation and discussion, Commissioner Cable and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the Reasoned Statement

approving ZNC26-1. The motion carried 3-0-1 with Commissioner Battles abstaining.

After deliberation and discussion, Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to recommend approval of the associated Area of City Impact map amendment. The motion carried 3-0-1 with Commissioner Battles abstaining.

E. UPDATE FROM STAFF ON UPZONE ZNC24-5

Staff Hollingshead stated she sent out 704 letters and received 11 comments, 2 opposed the upzone, 2 were in favor, and the rest had concerns regarding other items, which will be directed to the specific department that would handle that concern. There was a recommendation that the nonconforming section of code allow structures to be rebuilt if burned down. Staff confirmed zone changes do not affect property taxes.

Chair Iacoboni asked if the upzone would apply to all properties or if it was an option to just opt in or opt out.

Staff Hollingshead stated it would apply to all properties.

Commissioner Anderson confirmed that if a structure burned down, would you be able to build it back to what it was.

Staff Hollingshead stated that no, you would need to rebuild to the current standards.

The Commission advises staff to move forward with preparing for a public hearing.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the April 22, 2026 meeting.

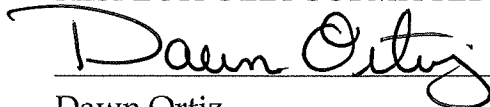
All commissioners in attendance should be in attendance for the April 22, 2026 meeting. Staff Hollingshead stated there will be a public hearing at the next meeting and the following meeting on May 13, 2026.

Staff Tengono stated that at the last Council work session, a councilor asked if site visits were allowable for the planning and zoning commission. The answer is yes, site visits can be done if all commissioners were present, the site visit is publicly noticed, and done during a public hearing.

V. ADJOURN

There being no further business, Commissioner Battles and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 4-0, and the Planning and Zoning Commission adjourned at approximately 6:31 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 22nd day of April, 2026.