

May 13, 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; Shaunita Cable; Kyle Harris; Cynthia Ball; Zach Battles; Maureen Anderson via Zoom;

*COMMISSIONERS EXCUSED:*

*STAFF MEMBERS PRESENT:* Katie Hollingshead, Assistant Planner; Jennifer Tengono, City Attorney;

**II. CITIZENS COMMENTS**

None

**III. ACTIVE AGENDA**

**A. APPROVAL OF APRIL 22, 2026 MEETING MINUTES (ACTION ITEM)**

Commissioners Ball and Cable moved and seconded, respectively, approval of the April 22, 2026 as written. The motion carried 7-0.

**B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS APPROVING CONDITIONAL USE PERMIT APPLICATION CUP-26-3 BY BENNETT MANLEY (ACTION ITEM):**

Commissioners Wolf and Harris moved and seconded, respectively, to approve the Reasoned Statement for CUP-26-3 as written. The motion carried 6-0-1. Commissioner Anderson did not vote due to a connection loss on Zoom.

**C. INITIATION OF ZONING CODE AMENDMENT ZA-03-26 (ACTION ITEM):**

Staff Hollingshead provided a verbal presentation on the changes that will be made to Lewiston Zoning Code 37-3 regarding manufactured homes to comply with the 2026 Idaho Legislative Session House Bill 800.

Chair Iacoboni and Commissioner Cable moved and seconded, respectively, to initiate Zoning code amendments to amend definitions in Lewiston Zoning Code 37-3 regarding manufactured homes to comply with 2026 Idaho Legislative Session House Bill 800. The motion carried 7-0.

**D. INIATION OF ZONING CODE AMENDMENT ZA-04-26 (ACTION ITEM)**

Staff Hollingshead provided a verbal presentation on the changes that will be made to Lewiston Zoning Code Chapter 37, regarding accessory apartments to comply with 2026 Idaho Legislative Session Senate Bill 1354.

Commissioners Battles and Harris moved and seconded, respectively, to initiate Zoning code amendments to amend Lewiston Zoning Code Chapter 37, regarding accessory apartments to comply with 2026 Idaho Legislative Session Senate Bill 1354. The motion carried 7-0.

**E. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR SIGN WAIVER APPLICATION V-26-1 BY ZACK CHRISTENSEN OF WALKER'S FURNITURE AT 815 MAIN STREET (ACTION ITEM):**

Chair Jacoboni explained the public hearing process, opened the public hearing, and asked staff for a 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 Cable asked if there was any limitation for signs in the Historic District.

Staff Hollingshead stated that there is and in the historic district, the permitted signs are wall signs, marquee signs, projecting signs, and graphic signs.

Chair Jacoboni asked if there was a code change to cause such a significant change for signs in the historic district.

Staff Hollingshead stated that, this building was not part of the historic district at the time, but in 2018 it was entered in during the expansion of the historic district.

Commissioner Battles asked clarifying questions about the existing signs and the signs intended to be installed.

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

Zack Christensen, Coeur d'Alene Idaho, stated they are very excited to come to the community. They are a destination-type store, and they really value the preservation of the historic community. Their signage is very modern and clean, and want to still preserve the historic district.

John Profitt, Managing Director for Walker's Furniture, stated they are hoping to provide quality furniture at a low price. They advertise a large amount because furniture stores are usually forgotten about.

Commissioner Battles asked what color the signs are and if the applicant will allow third party advertising.

Applicant Profitt stated the signs will be black during the day and light up at night, the messaging board is for their business.

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

Staff Hollingshead read an email for Tobe Finch from Happy Day Restaurants that stated "Dear Members of the Lewiston Planning and Zoning Commission, I am writing in support of the sign waiver application for Walker's Furniture at 815 Main Street. I understand the applicant is requesting a waiver for the total square footage of signage allowed in the West End Historic District. I support approval of this waiver because the signage appears appropriate for the size, location, and commercial use of the property. Walker's Furniture is a long-standing regional business, and clear, visible signage is important for customers, traffic visibility, and the continued success of businesses along Main Street. It is also my understanding that the previous business at this property had signage that was similar in size and character to what is now being requested. If that is accurate, then this waiver would not create a new or unusual visual impact on the area, but would instead allow the new business to continue using signage consistent with the property's prior commercial use. The requested signs would help identify the business, support economic activity, and contribute to the continued use and vitality of the West End Historic District. I believe the waiver is reasonable and compatible with the surrounding commercial area. For these reasons, I respectfully ask the Planning and Zoning Commission to approve Sign Waiver Application V-26-1 for Walker's Furniture, subject to any reasonable conditions staff or the Commission may find appropriate. Thank you for considering my comments."

Mark Fosch from Genesee, CEO of LC Valley Chamber of Commerce, stated downtown has vacant buildings and there is an upstanding business that purchased one of these buildings. The Historic Preservation Commission has

already approved this; the signs are discreet, modern, and look great. By approving this waiver they are helping a new business come to town.

Chair Iacoboni asked the applicant for their rebuttal, and they did not feel the need to. Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioners Wolf and Ball moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving V-26-1. The motion carried 7-0.

**IV. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners for the May 27, 2026, meeting.**

All commissioners in attendance should be in attendance for the May 27, 2026, meeting. Staff Hollingshead stated there will be a public hearing for the upzone and a plat at the next meeting. Staff Hollingshead did state that she has received 20 to 30 public comment in regards to the upzone that will be the public hearing at the next meeting.

**V. ADJOURN**

There being no further business, Commissioner Harris and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 7-0, 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 27th day of May, 2026.