

May 27, 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; Cynthia Ball; Zach Battles; Maureen Anderson;

*COMMISSIONERS EXCUSED:* Kyle Harris;

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

**II. CITIZENS COMMENTS**

None

**III. ACTIVE AGENDA**

**A. APPROVAL OF MAY 13, 2026 MEETING MINUTES (ACTION ITEM)**

Commissioners Anderson and Ball moved and seconded, respectively, approval of the May 13, 2026 as written. The motion carried 6-0.

**B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS APPROVING SIGN WAIVER APPLICATION V-26-1 BY ZACK CHRISTENSEN OF WALKER'S FURNITURE AT 815 MAIN STREET (ACTION ITEM):**

Commissioners Ball and Anderson moved and seconded, respectively, to approve the Reasoned Statement for VAR-26-1 as written, with the name modification correction. The motion carried 6-0.

**C. CANYON CREST SOUTH PHASE II PRILIMINARY PLAT (ACTION ITEM):**

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

Commissioner Cable and Chair Iacoboni moved and seconded, respectively, to recommend approval of the Canyon Crest South Phase II Subdivision preliminary plat and to approve the related Reasoned Statement. The motion carried 6-0.

**D. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE**

Commissioner Ball asked what the difference was between a C4 and a C6.

Staff Hollingshead read the uses by right and conditional uses for a C4.

Brian Startweel from Lewiston asked for the biggest/largest number of units.

Staff Hollinghead stated that if you have three 7100 square foot lots, combined, 11 units would be allowed on the 21,300 square feet, but there are other additional standards that would need to be met for multifamily.

Commissioner Anderson stated that when it comes to a conditional use permit, the commission has to go by a standard and not by how they feel about a project.

Larry Dean from Lewiston stated his neighbors are very concerned about an apartment complex being built in the neighborhood, and the sewer is not holding up now. If this happens, the existing owners could lose their investments. When apartments move in, families move out.

Irene Everett from Lewiston stated that she understands this as a way to get back into what is existing now, and making the zone match what is there.

Troy Crawford from Lewiston asked about taxes, and this was a way to increase them.

Staff Ortiz confirmed that the commissioners received the public comment sent from Susanne Woodard and David George. Staff Ortiz also read the following 4 emails received for public comment.

Lacey Robbins  
2327 11<sup>th</sup> Ave  
Lewiston, ID 83501  
May 24, 2026

Lewiston Planning and Zoning Commission  
Lewiston, ID

Re: Opposition to ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR

Members of the Planning and Zoning Commission,

I am writing to state my firm opposition to the proposed rezoning of my neighborhood from its current R2 designation to higher-density residential and expanded commercial classifications including R3, R4, C4, and C6.

The proposal appears to assume that substantial future growth demands significant increases in density and commercial space. The available data does not support that assumption.

Recent Idaho Department of Labor population data showed that 57 Idaho cities lost population between 2023 and 2024. Most of those communities were small and experienced only minor decreases. Lewiston, however, experienced the largest population loss in the state despite being Idaho's 11th largest city. That should raise serious questions about whether there is a demonstrated need to significantly increase residential density and commercial development in Lewiston's established neighborhoods.

National demographic trends raise additional concerns. The United States is experiencing historically low birth rates that remain below replacement levels. Population trends in Nez Perce County also indicate that births are not keeping pace with deaths. Given these realities, I question the basis for assuming substantial growth that justifies permanently changing my neighborhood.

The proposal appears to create solutions for growth that may not actually exist while placing the burden of the consequences on people who already live here.

I, and many of my neighbors, purchased homes and built lives in this neighborhood based on reasonable expectations about the character and use of the area. Rezoning R2 neighborhoods into substantially higher-density residential and commercial areas fundamentally changes the expectations we relied upon when deciding where to invest our money, purchase homes, and raise our families.

The negative impacts of this proposal on the quality of life in our neighborhood are clear:

- Increased traffic congestion and more vehicles moving through residential streets
- Increased noise from businesses, customers, service vehicles, deliveries, and increased population density
- Increased strain on roads, utilities, sewer systems, water systems, and stormwater infrastructure
- Increased parking problems and overflow parking into residential streets
- Reduced privacy due to larger and denser development patterns
- Increased pedestrian and traffic safety concerns
- Increased opportunities for pedestrian and vehicle collisions

### Better Alternatives Already Identified by the City:

The City's own *Envision Lewiston 2044* Comprehensive Plan identifies significant opportunities for future development and annexation in East Lewiston and the Orchards. These are true greenfield sites — meaning undeveloped, open land on the edge of the city that has never been built on. Yet instead of focusing growth there, the City recently designated 187 acres of prime greenfield land as the new Lewiston Community Park. The attached photo of this site (looking north toward Lewiston Grade) clearly shows the scale of this beautiful, undeveloped land — a massive commitment for a city of 35,000 residents that offered excellent potential for balanced residential and commercial development but has now been removed from consideration.

### Questions for Staff and the Commission:

1. What is the realistic projection for new housing units created through redevelopment in these fully built-out Sunset Park area neighborhoods over the next 10–20 years?
2. What specific protections (non-conforming use rights, height limits, design standards, transition buffers) will apply to existing homes, especially those bordering the park?
3. Has a detailed, site-specific traffic impact analysis, parking study, and infrastructure capacity assessment been completed for this segment?
4. Why include quiet interior residential streets and park-adjacent blocks rather than limiting rezoning to underutilized commercial frontage on 21st Street and prioritizing the greenfield annexation opportunities already identified in the Comprehensive Plan?
5. What less disruptive alternatives — such as targeted ADU incentives, missing-middle housing only on appropriate larger lots, or form-based codes strictly along the arterial — were seriously evaluated?

I respectfully urge the Commission to recommend denial or substantial modification of ZNC24-5 to exclude established single-family neighborhoods in the Sunset Park area. Lewiston has ample room to accommodate responsible growth by prioritizing edge greenfield development and annexation rather than sacrificing its best existing residential communities.

Thank you for your service. I am happy to answer questions, provide additional neighborhood photos, or participate in a site visit.

Sincerely,

Mr. Walt Wieme"



"I'm writing this to email to have my comments heard on the ZNC24-5 Upzone of Properties on the West and East Side of the 21st Street Corridor proposal, specifically in regards to the proposals in Map 1A and Map 1B.

In regards to the proposed change represented in Map 1A changing the area from R2 to R3 I oppose this proposed zone change. Also, according to Sec. 37-42. - R-3 medium density residential zone municipal code this zoning change violates the expressed purpose of R3 zoning, which must satisfy two requirements. Those two requirements are 1) To provide land for the development of multifamily dwellings AND 2) to provide an orderly transition from more intensive, high density uses to less intensive, lower density uses. This proposal fails the second purpose requirement as stated in municipal code as the addition of the outright permitted uses that are different than the outright permitted used under Sec. 37-26 outright permitted uses explicitly allow more dense housing options. The language in the municipal code is very clear that both purposes must be satisfied, not that either may be satisfied. Therefore, it is my position that this proposal does not satisfy the municipal code purpose.

In regards to the proposed change in Map 1B changing the area from R2 to R4 I opposed the proposed zone change. As a resident of Lewiston and property owner that would be directly impacted by this change the area already has challenges to the peace and security of the current residents and changing of the zoning to R4 would intensify both those challenges. Further, Lewiston does not have a need for this higher density zoning as the population of Lewiston is more basically stable and may have experienced slight decline, but overall is not expected to grow. Many for sale properties in Lewiston already have trouble selling and the addition of housing density is not going to address that issue and

may worsen it, as an increase in housing options will decrease seller's ability to sell their property

Further, the increase of zoning density in this area in particular can lead to the loss of the neighborhood aesthetic and character. The term Candy Cane Lane exists in direct reference to the tradition of those neighbors who live on Sunset Drive in Map 1A to put up Candy Canes during the winter holiday season. Sunset Park has a quiet community of neighbors who enjoy being able to walk to the park to spend time enjoying the sunlight and nature. Sunset Park is an area where it's very common to see wildlife in the cooler evening hours and the increase in density may threaten the public's logistical access to that directly, as the additional noise and commotion of higher density settings may scare away the existing wildlife.

Overall, I am opposed to these proposals and specifically to the proposals in Map 1A and Map 1B.

Thank you for taking your time to read this and enter it into the record.

Anthony Robbins, Lewiston, ID"

"In regards to rezoning around our home at 1219 17<sup>th</sup> Street from R2 to R3.

We are not in favor. We are concerned about shoving more people into our already tight neighborhood.

In the last month we have seen an increase in shady foot traffic up and down 17<sup>th</sup> Street. There are people living in their cars parked by the Salvation Army Church building on 21<sup>st</sup> st. They do not even take care of their property by keeping weeds down, etc. My concern is you are doing this so they can house people on their property. There is also a daycare and schools nearby that do not need this.

There is a rental house next door to us. We have lived in our home 22 years. Over the years there have been several college students rent the house and several parties have taken place and gotten out of control and onto our property. Allowing more residents into our small lots is not wise. Please reconsider.

Thank you.

Sherena and Mario Telly From Lewiston"

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

After deliberation and discussion, Commissioners Wolf and Battles moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving ZNC24-5. The motion failed 3-3.

Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving ZNC24-5 with the amendment to Map 1B for R4 and R3 be separated at 23<sup>rd</sup>. Street. The motion carried 5-1.

Commissioner Anderson asked staff to add changing the R3 zoning code uses permitted outright on a future agenda.

**IV. STAFF-COMMISSION COMMUNICATIONS:**

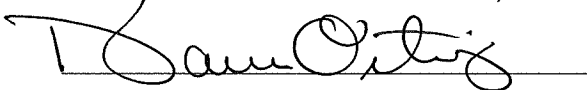
**A. Query of Commissioners for the June 10, 2026, meeting.**

All commissioners in attendance should be in attendance for the June 10, 2026, meeting, besides Commissioner Wolf . Commissioner Cable stated she will not be at the June 24<sup>th</sup> meeting. Staff Hollingshead stated there will be three public hearings at the next meeting.

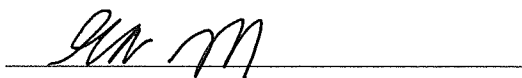
**V. ADJOURN**

There being no further business, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 6-0, and the Planning and Zoning Commission adjourned at approximately 7:59 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,  
Recording Secretary



Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this 16<sup>th</sup> day of June, 2026.

