

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
February 7, 2023**

Lewiston Planning and Zoning Meeting held at the Lewiston Town Hall, 29 South Main, Lewiston, UT

Attendance: Chairman, Erick Nielsen, Vice Chairman, Abel Herrera
Commissioners: Delon Mortimer, Patti Wiser
City Council Member: John Morrison
Mayor: Jeff Hall
Absent: Commissioner, Jarred Glover and Councilman, John Morrison

Public Attendance: Klair Kent, Bill Wright, Brooke Hyer, Crystel Jukes

1. CALL TO ORDER

Chairman Nielsen called the meeting to order at 7:00 pm.

Pledge of Allegiance

Minutes, Commissioner Wiser, motions to approve the minutes from December 6, 2022, and January 3, 2023. Second by Commissioner Mortimer. All voted in favor 4/0.

2. BUSINESS

Sign Permit – Solo Salon, Crystel Jukes, 41 South Main, Lewiston, UT 84321

Chairman Nielsen recognized Crystel Jukes owner of Solo Salon. Crystel has applied for a sign permit for her business that is located next door to the city offices. She would like to install a wall sign that would match the size and font of the signs on the city buildings. Commissioner Wiser makes a motion to approve the sign permit, second by Chairman Nielsen. All voted in favor 4/0.

3. CITY BUSINESS

Chairman Nielsen recognized Mayor Hall. Mayor Hall reported that Councilman Morrison had reported to city council that the planning and zoning commission had discussed adding an R-1-15 residential zone, continuing to review the master plan and discussing changes to the A-10 zone. Mayor Hall also mentions he has had conversations with different stakeholders (Business owners, residents) on how the city plans on managing future growth.

Commissioner Wiser inquired about the number of building permits that are issued each year? Is it capped? Mayor Hall believes in our municipal code we give out 20 building permits, 10 in the residential and 10 in the agricultural zone. Except for single-family dwelling permits. Commissioner Wiser asks if there are caps on water and sewer hookups per year? Mayor Hall answers, No. Mayor Hall expounds that would be considered a moratorium on building and there are certain criteria the city must meet and have valid reasons to place a moratorium on building.

Commissioner Mortimer doesn't feel there has been any growth since he has lived in Lewiston. V. Chairman Herrera mentions that based on City Inspect reporting there were 13 total building permits approve over the last 2 years.

Commissioner Wiser asked how the city council received the idea of creating an R-1-15 residential zone? Mayor Hall responded that there was not too much discussion but appeared receptive because that is what our residents have voiced is the availability of additional residential lots. Mayor Hall also says that they believe there is still a place for the R-1-12 residential zone. Commissioner Mortimer agrees, stating that if you want to have a developer come in and possibly pay for some of the infrastructure you will need to have smaller lot sizes in some areas. Commissioner Wiser does not like the smaller lot size and doesn't want another Sugar Lane type neighborhood, she feels the homes are too packed in and there is not enough room to keep vehicles off the streets for snow clearing. Mayor Hall believes it is just as big of an issue in the summer because of safety concerns regarding children riding bikes in the street due to no sidewalks. Commissioner Wiser restates that she is not a proponent of the R-1-12 zone.

Brooke Hyer, a member of city council is recognized. Brooke lives on Sugar Lane and states that homes in this neighborhood have allowed some to get into home ownership that may not have been eligible otherwise. By not allowing smaller lots you price potential homeowners out of the current real estate market. Chairman Nielsen believes there is a place for all the residential zones talked about in the proper city locations and down the road the added possibility of apartment buildings.

Commissioner Wiser asked what the current commission members thoughts are regarding the A-10 zone. She explained to Bill Wright that the city is currently out of building lots for single-family dwellings. Bill was under the impression that all 40 acres south of the elementary school had been approved for residential lot. Mayor Hall states that only the lots on the frontage have been approved for building. The other acreage could be built on, but a plan has not been brought forward and gone through the process to be approved at this point. Commissioner Mortimer states that if your intent is for the city to grow you have to allow for lot sizes small enough that a developer can make the numbers work to make money. Otherwise, you will only have houses going up along existing roads.

Commissioner Wiser resumes discussion regarding the A-10 zone. Commissioner Mortimer likes the idea of 250' frontage with a smaller acreage size requirement, he does not like the 10-acre tie in. Mayor Hall stated that when he talked to Commissioner Glover that he was fine with a 2 acre, 250' frontage but wanted a buffer between houses and they can't be built right next to each other. The commission didn't feel like that would be enforceable.

Commissioner Wiser states that she feels like she is stuck between a rock and a hard place in deciding on the proper frontage and acreage in the agricultural zone. Commissioner Mortimer agrees. Bill Wright, a resident, states he believes the zoning should be the same in the agricultural zone as it is in the residential zones as long as the lot size could handle the septic systems. Discussion focused on the feasibility of a ¾ acre lot with shorter frontage. Commissioner Mortimer wondered if that would cause more growth than residents wanted. Mayor Hall reminds the commission that we have heard from residents to keep the rural feel and plan for slow, managed growth.

Councilmember Brooke Hyer who works in the real estate industry provided the planning commission with examples of house plans on proposed new property setbacks and explained that they would cause many popular home plans to not fit with the increased setback requirements if implemented. Brooke also mentioned that new homes where the roads have yet to be developed normal setbacks would be appropriate.

Commissioner Wisner asks about the updated FEMA floodplain management study that was emailed by Lewiston City Treasurer, Mary Simpson and if we need to adopt them into our city ordinances. Commissioner Herrera stated he would investigate what is required and bring it to the next meeting.

The planning commission would like more time to look through the current Lewiston City General Plan and are not prepared to discuss changes at the current meeting.

Discussion continued between the commission regarding lot size options in the agricultural zone with no consensus or decisions made.

Business Licenses – Review

Cory Nielsen, DBA, N&N Storage, Business Park

Jamie Feifia, Classy Beards Dog Grooming, 1078 N 1600 W, Lewiston

4. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Commissioner Wisner motioned to adjourn. Second by Commissioner Mortimer. All members present voted in favor 4/0.

The meeting adjourned at 8:37 p.m.

Lewiston City Planning & Zoning Administrator