

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
May 3, 2023**

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

Attendance: Chairman, Erick Nielsen
Vice Chairman and Planning and Zoning Administrator, Abel Herrera
Commissioners: Patti Wiser, Jared Glover and Delon Mortimer
Councilmember: John Morrison

Public Attendance: Kevin & Stephannie Davis, Jason and Jonna Westover, Bonnie Gregory,
Regan Wheeler, Travis Gibbs, Wayne Gibbs, Cody Hyer, Phil Foster, Steve &
Vicky Bodily

1. CALL TO ORDER

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

Pledge of Allegiance

Minutes, Commissioner Wiser noted the results of a vote to hold a public hearing regarding changes to the Agriculture Zone was not documented in the previous minutes. Commissioner Glover, motions to approve the minutes with the noted amendment from the April 5, 2023, Planning and Zoning Meeting. Second by Commissioner Wiser. All voted in favor 5/0.

2. BUSINESS

PUBLIC HEARING for the purpose of discussing Ordinance No. 23-01, an Ordinance amending The Lewiston City Municipal Code, Title 12 – Flood Control.

Chairman Nielsen recognizes Vice Chairman/P&Z Administrator Herrera regarding the public hearing to changes in the Flood Control Ordinance. Herrera explains that FEMA had recently completed a review of the Flood Insurance Study and Flood Insurance Rate Map for Cache County. Although there were no changes for the areas in Lewiston, we were required to update our ordinance regarding Flood Control. Herrera got in touch with the state floodplain manager and was provided with a boilerplate ordinance that was used to amend the current Lewiston City Ordinance.

7:04 PM - Public Hearing Opened

Vice Chairman Herrera made a motion to open the Public Hearing regarding Ordinance No. 23-01 Title 12– Flood Control. All voted in favor 5/0. Vice Chairman Herrera showed on the FEMA Floodplain Map the areas in Lewiston that are in a floodplain. There was no public comment. Commissioner Wiser made a motion to close the public hearing, second by Commissioner Mortimer. All voted in favor 5/0.

7:08 PM – Public Hearing Closed. Discussion and vote on Ordinance No. 23-01 Title 12 – Flood Control.

Commissioner Wiser motions to close the public hearing, Second by Commissioner Mortimer. All voted in favor 5/0. Vice Chairman Herrera motions to send a positive recommendation to the City Council for approval of Ordinance No. 23-01 Title 12 – Flood Control, second by commissioner Glover. All voted in favor 5/0.

7:10 PM – Planning and Zoning clearance request: Jeff Call, 181 N 1300 East

The Planning and Zoning Commission reviewed the commercial building site plans and building plans for Jeff Call's building permit in the business park. Zoning, setbacks and building height appear to be appropriate for Parcel #09-006-0201. Motion to approve by commissioner Glover, second by commissioner Wiser. All approved 5/0.

3. CITY BUSINESS

General Plan Discussion

Chairman Nielsen opened the discussion regarding reviewing and updating the General Plan. Vice Chairman Herrera opens by stating the current general plan values include agriculture and community morals and family values. Plan goals include protecting farmland and controlling growth. Vice Chairman Herrera mentioned that some residents may have shown up tonight because they may have heard that the commission was going to change the current Agriculture Zone. There had been a vote at the last meeting to hold a public hearing to discuss changing or at least adding an A1 zone to allow lots of one acre in the current Agriculture zone. After discussion with Mayor Hall, P&Z Administrator Herrera decided against holding a public hearing on that subject until we can better define the discussion.

The commission continued the discussion on reviewing the current general plan and many felt there did not need to be many changes made. Informal public comment was allowed from those in attendance and most voiced concern in allowing too much growth in the city and continuing to protect the rural agricultural setting. A few felt that some change needed to be made to the current Agriculture zone because of the inconsistency of tracking the 10-acre land declaration.

Vice Chairman Herrera as P&Z Administrator requested that for the next meeting each commissioner make changes to their copies of the current general plan and submit them to him, and he can review and compile the changes.

Commissioner Wiser voiced concern that if the commission votes on holding a public hearing at a previous meeting that we should follow through, because it causes confusion with the residents who may have been expecting a public hearing, Commissioner Glover agreed. Vice Chairman Herrera stated that he would like the commission to better define what the public hearing will be about before determining to hold one.

4. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Vice Chairman Herrera motioned to adjourn. Second by Commissioner Glover. All members present voted in favor 5/0.

The meeting adjourned at 9:03 p.m.
Next meeting is scheduled for June 7, 2023

Lewiston City Planning & Zoning Administrator