

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
April 5, 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
Councilmember: John Morrison
Absent: Delon Mortimer

Public Attendance: Kevin Davis, Bonnie Gregory, Regan Wheeler, Laura Ponce, Amalia Ponce,
Klair Kent

1. CALL TO ORDER

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

Pledge of Allegiance

Minutes, Commissioner Glover, motions to approve the minutes from the March 1, 2023, Planning and Zoning Meeting. Second by Commissioner Nielsen. All voted in favor 4/0.

2. BUSINESS

There are no action items on this month's agenda.

3. CITY BUSINESS

Councilman Morrison Report

Mr. Morrison mentioned that he has been keeping the city council apprised of the discussions that planning and zoning have had regarding changes to zoning in the residential and agriculture zones. He believes it will be a lengthy discussion in city council at the time planning and zoning sends any recommendations their way.

Floodplain management Update

Vice Chairman Herrera explains that FEMA has recently updated the Flood Insurance Study and Flood Insurance Rate Maps for Cache Valley with no changes effecting the panels that include Lewiston City. He has been working with the State of Utah's floodplain planner and received a template for updating the ordinance to current requirements. We should have an ordinance to vote on next meeting.

Business License Review

Advanced Insulation LLC – Sigrid Roderer, 990 N 800 W.

Home based, no customer visits or deliveries only office duties in the home.

Zoning clearance is required in the Agriculture Zone, the Planning commission gave a positive recommendation.

General Plan Discussion

Vice Chairman Herrera as P&Z administrator explains that as he looks at examples of surrounding cities general plans that many have received grants to help pay for updating their most recent plans and have spent significant funds and effort in doing so. Where we are a small city we do need to make an effort to update our current general plan with the resources we have and add those items that are required to be in the plan that currently may not be. Vice Chairman Herrera will send the committee some information on what is required to be in the general plan prior to the next meeting.

Resident Bonnie Gregory asked if the city council have been positive about some of the informal recommendations that Councilman Morrison has discussed with them regarding changes planning and zoning have considered. Councilman Morrison mentioned specifically the suggestion of an R-1-15 zone and the council did not like the 45' setback because it's not consistent with the rest of Lewiston City's setbacks. Additional discussion continued regarding the R-1-15 zone and the commission determined it was best to continue to work on the general plan before deciding to change or add new residential zones.

Agriculture Zone Discussion

Commissioner Patti Wiser has concerns that if we create a agricultural zone requiring 2-acres that it would be hard to maintain especially if they have to use culinary water for landscaping. She is leaning toward a 1-acre lot size with a narrower frontage. Vice Chairman Herrera mentioned there are other options for zoning like sliding scale based on the size of the parcel to control density. Concerns are that it would be restrictive to the landowner and administratively to track the changes in parcel over its history. Commissioner Glover suggested having a minimum distance between houses like 500'. Concerns are that it leaves gaps between the parcels that are too small for farmers to navigate effectively.

Resident Regan Wheeler states the current Agriculture zone is too restrictive because of the 10-acre agricultural land declaration requirement. It does not give landowners in the Agriculture zone options if they don't have at least a 10-acre parcel. He believes in letting the market determine what is built if the zone is changed to an A-1 zone with a minimum of 1 acre. Discussion continued on site standards for a 1-acre minimum lot size. Commissioner Wiser makes a motion to hold a public hearing at the next planning and zoning meeting on changing the current Agriculture zone with an Agricultural, 1-acre zone, with current Agriculture site standards except for a 200' frontage. All voted in favor 4/0.

4. ADJOURN

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

The meeting adjourned at 8:21 p.m.
Next meeting is scheduled for May 3, 2023

Planning & Zoning Administrator