

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
January 3, 2024**

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

Commission Members Present: Eric Nielsen, Abel Herrera, Delon Mortimer, Patti Wiser, Jared Glover

Staff Present: None

Others in Attendance: None

1. CALL TO ORDER

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

2. PUBLIC COMMENT PERIOD

Chairman Nielsen stated there were no public present therefore there would be no public comment period.

3. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES:

Since Jared Glover was not present at the previous meeting, he had a couple of questions from the minutes presented. Being satisfied Glover motions to approve the minutes from the December 6, 2023, Planning and Zoning Meeting. Second by Mortimer. All voted in favor 5/0.

4. BUSINESS – Action Items

No Action Items on the Agenda

5. DISCUSSION ITEMS/INQUIRIES

Robert Seamons – 610 N Main Street: Robert was not present at the meeting.

Robert had come into the city office to inquire about his property line as it relates to the Right-of-Way. He wants to know if the city at some point in the past had incorrectly measured the distance of the Right-of-Way in front of his property. P&Z administrator Herrera asked Public Works Director, Swainston and Mayor Hall if they knew why the Right-of-Way was so inconsistent along north main. They suggested that maybe main street was intended to be a wider road than the internal residential streets and they also mentioned that possibly the lines on the county parcel viewer are not totally accurate. One other suggestion was that the roads were not constructed straight which could also cause the inconsistency. After discussion it was suggested that Robert may need to get with a title company and/or surveyor to see if they can assist with the history of his parcel.

Kim “Fizz” Bodily, Garage, 193 W Center.

The commission was asked to review a previously submitted building permit from Fizz that at the time never proceeded and was eventually denied. Fizz chose not to be in attendance. Fizz had some discussions with the city’s contracted building inspector since then and was told that

according to the building code he could have less than 5-feet of setback, but it would require a firewall. This would not apply in this situation because Lewiston City requires a 10-foot setback from the side yard as part of the land use code. It also would not qualify for a variance since it does not meet the standard. The commission feels that the previous P&Z administrator correctly decided not to allow the permit to move forward without adjusting the setbacks.

6. CITY BUSINESS

Commissioner Wiser brought up the discussion regarding frontage and felt that there was a loophole allowing some lots to have 150' frontage in the agriculture zone as opposed to 250'. It was determined that the subdivision in question is a Cluster Subdivision which allows for smaller individual lot frontage but still requires total frontage of the parcel to meet the 250' for each lot with the remainder no longer being developed. This allows for more open space.

7. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Herrera makes a motion to adjourn. Second by Glover. All members present voted in favor 5/0. The meeting adjourned at 7:38 p.m.

Next meeting is scheduled for February 7, 2024.

Lewiston City Planning & Zoning Administrator