

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
February 7, 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, Jared Glover, John Morrison. **Excused:** Pattie Wiser.

Staff Present: None

Others in Attendance: Cory Nielsen, Craig Hibbard, Robert Seamons, Kathryn Castor, Klair Kent, David Gwilliam.

1. CALL TO ORDER

Chairman Eric Nielsen called the meeting to order at 7:00 pm with the reciting of the pledge of allegiance.

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:

Glover motions to approve the minutes from the January 3, 2024, Planning and Zoning Meeting. Second by Mortimer. All voted in favor 4/0.

4. BUSINESS – Action Items

No Action Items on the Agenda

5. DISCUSSION ITEMS/INQUIRIES

Robert Seamons – 610 N Main Street: Follow-up.

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. Robert just wanted to get the city's opinion regarding the variances in the amount of right-of-way along the street and he does not necessarily need it to be adjusted. 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 if at a time he may need clarification.

Edgar Hibbard and Craig Hibbard, Parcel 09-035-0014.

Craig explained that he wanted to have an informal discussion on subdividing 159.75 acres at approximately 2000 south main. The commission discussed the current code would require an extension of the water main at their expense, density of 10 acres per residential lot and requirement of a cluster subdivision. Craig felt he had a better understanding of the requirements and would continue to move along with the process.

David Gwilliam Parcel #09-006-8001.

Under contract with a 12.99-acre parcel in the Lewiston City Business Park. Questioned if he could subdivide it where he only needs a few acres. The Commission would verify if there was a minimum lot size. Also had a question about having to start construction within 1 year of purchase. The commission said it would like to have something in place on the property within a year after purchase per the CCR.

6. CITY BUSINESS

None

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 4/0. The meeting adjourned at 7:40 p.m.

Next meeting is scheduled for March 6, 2024.

Lewiston City Planning & Zoning Administrator