

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
May 1, 2024**

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

Commission Members Present: Abel Herrera, Delon Mortimer, Jared Glover. **Excused:** Eric Nielsen and Patti Wiser

Staff Present: None

Others in Attendance: Adam Williams

1. CALL TO ORDER

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

2. PUBLIC COMMENT PERIOD

Vice Chairman Herrera called for public comments. No one came forward for public comment.

3. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES:

Glover motions to approve the minutes from the March 6, 2024, Planning and Zoning Meeting. Second by Mortimer. All voted in favor 3/0.

4. BUSINESS – Action Items

No Action Items on the Agenda

5. DISCUSSION ITEMS/INQUIRIES

Adam Williams – Beginning stages of looking into opening a treatment facility for drug and alcohol use, possibly in Hyde Park or North Logan. His inquiry to the commission would be to use his existing home in Lewiston as a men’s sober living facility. Adam believes Lewiston would be an ideal place due to the availability of jobs requiring unskilled labor. He mentions farmers, Pepperidge Farms, Presto and the new flour mill in Richmond. Adam is a mental health counselor in Brigham City. Herrera tells Mr. Williams that this is something that would need to be researched for compliance with city ordinances. Once again Mr. Williams states that he is quite away out and would need to raise significant funding to open his own recovery facility. Mortimer states that from what he and councilman Morrison are looking at it would not fit within the city’s current ordinances. Mr. Williams will come back when the time comes that he is further along in the process to implement his plan to open his own recovery facility and would need the sober living facility. If in the long term he is able to open a facility in Lewiston he would want a second sober living facility for women.

Joe Carriedo – Inquiry to subdivide property he owns at 110 S 200 W. Inherited the property from his father. Wants to split the .96-acre lot into 3 lots to sell to family members for future home building. Would need to follow subdivision ordinance and set up a sketch plan review that includes public works, city engineer and P&Z members. Has a sewer line that stops prior to

running the full length of the parcel. Would he be responsible for completing the sewer line? If Joe wants to continue to develop the 3 lots a sketch plan review would be the next step.

6. CITY BUSINESS

John Morrison – Councilman

- Discuss water shares or fee in lieu of water shares
- Minimum lot sizes in Business Park

Commissioner Herrera asked councilmember Morrison the purpose of collecting water shares or a fee in lieu of water shares from a developer. Morrison states the water shares would be used if the city required them to use secondary water as opposed to culinary water for landscaping purposes.

Morrison reads from the city subdivision ordinance “as a condition of the approval of the application of a lot split the planning commission may require the installation of the following infrastructure. Culinary water and sewer lines connecting to both the parent parcel and the parcel which was subdivided.” Morrison states that the city should rewrite the code to say that those lines should be required to be extended to the end of the parcel. Morrison also lists other utilities that the P&Z commission could require a landowner who requests a lot split to install and asks what about paving along a gravel road. Morrison will work on language and have the city attorney review before bringing it back to the commission for review and possible approval.

Morrison next brings up the discussion of minimum lot size in the Business Park. Currently there is no minimum lot size. The commission talked about 1-acre being the minimum. Recent inquiries to purchase remaining parcels have asked if it is allowed to split the parcels. The commission did not make any commitment to change lot size minimums or suggest setbacks.

Morrison also mentions that we have asked the city attorney to review our ordinance to see if there is a solution for some of the “restricted lots” in the A-10 zone that have very old homes that need significant remodeling, but do not meet the current code.

7. Other

8. 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 3/0. The meeting adjourned at 8:37 p.m.

Next meeting is scheduled for June 5, 2024.

Lewiston City Planning & Zoning Administrator