

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
JULY 10, 2024**

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

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

Staff Present: None

Others in Attendance: Craig Hibbard

1. CALL TO ORDER

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

2. PUBLIC COMMENT PERIOD

Chairman Nielsen 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 May 1, 2024, Planning and Zoning Meeting. Second by Wiser. All voted in favor 4/0.

4. BUSINESS – Action Items

No Action Items on the Agenda

5. DISCUSSION ITEMS/INQUIRIES

Inquiry – David & Merilee Olson – Approximately 349 E 800 S.

There was a change in the Olson's original plan for a new home on parcel 09-022-0045 and would not be attending this meeting. Olson's decided to split off 1.15 acre from the existing 17 acres to build their new home and were told they would need to complete the lot split application and follow the process to complete the agricultural land declaration form and return to the P&Z Commission for approval.

6. CITY BUSINESS

John Morrison – Councilman

Update on extension of water, Sewer lines & road improvements related to subdivisions.

Councilman Morrison is still in the process of developing the language to update our current ordinances to make it clear what is expected from subdividers and developers when building in the city. He expects to have a draft to the city attorney before the next meeting.

Discussion on nonconforming parcels.

There are several parcels within Lewiston City that do not conform to city ordinances regarding lot size, frontage and density for the agricultural zone. In some cases, they do not conform because the lot has been split off from the original parcel after August 1, 1995. The mayor has asked the opinion of the city attorney, and he has stated that in some cases you may be able to allow building permits if the parcel existed in separate ownership prior to August 1, 1995. Other situations would likely require an ordinance change. The city attorney did not do a case-by-case analysis but was providing some options for allowing landowners to upgrade, add on or replace existing structures. The P&Z commission will review the code for possible changes to existing ordinances where older homes have previously existed in a future meeting.

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 Wiser. All members present voted in favor 4/0. The meeting adjourned at 7:30 p.m.

Next meeting is scheduled for August 7, 2024.

Lewiston City Planning & Zoning Administrator