

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
September 4, 2024**

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

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

Excused:

Staff Present: None

Others in Attendance: Landon Hyer

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

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

3. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES:

Wiser motions to approve the minutes from the August 7, 2024, Planning and Zoning Meeting. Second by Glover. All voted in favor 4/0.

4. BUSINESS – Action Items

Landon Hyer – Lot-split subdivision Parcel 09-090-0007, create parcel 09-090-0013. Landon has purchased a 1.87 acre parcel (09-090-0013) and wants to split off 1-acre that includes the existing house. The commission reviewed the survey that shows the ag land declaration for an additional 9-acres that includes a portion of the remaining .87-acre parcel from Hyer Farms, LLC and also includes a portion of The Reed and Barbara Snyder Living Trust. **Chairman Eric Nielsen arrives at 7:06 pm.** The survey satisfies the zoning requirements in the Agriculture Zone as far as 10-acre density and 250' of frontage. Patti Wiser makes a motion to approve the lot-split, second by Jared Glover. All voted in favor 5/0.

5. OTHER BUSINESS

None

6. CITY BUSINESS

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

Herrera tells the commission that City Attorney, Seth Tait, has provided a draft of the new ordinance update and we will have a public hearing in the October Meeting.

Subdivision ordinance update.

We are planning to engage Rural Community Consultants, Mike Hansen to assist us with updating the required update to the City's subdivision code. These updates which are due by the end of the year, mainly concern the process for reviewing and approving applications for subdivisions. The legislature has provided funding to smaller cities to make these changes.

7. OTHER

Herrera makes the commission aware that there have been inquiries regarding subdivision of property down on 1600 to 2000 South and Main Street by Regan Wheeler for the Hyer Family. They are currently doing their due diligence for extension of main water lines to that area.

8. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Glover makes a motion to adjourn. Second by Mortimer. All members present voted in favor 5/0. The meeting was adjourned at 7:24 p.m.

Next meeting is scheduled for October 2, 2024.

Lewiston City Planning & Zoning Administrator