

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
October 2, 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; Nov-voting – City Council
Member John Morrison

Excused: Delon Mortimer, Jared Glover

Staff Present: None

Others in Attendance: Anthony Hall, Cody and Brooke Hyer, Mackenzie Sandberg, Keaton Haviland

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

No one came forward for public comment.

3. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES:

Wiser motions to approve the minutes from October 2, 2024, Planning and Zoning Meeting. Second by Nielsen. All voted in favor 3/0.

4. PUBLIC HEARING – For the purpose of discussing Ordinance 2024-01, to amend and completely restate Lewiston City Code Title 11 ‘Subdivision Regulations’ Chapter 2, §11-2-2’ Lot-Split Subdivision’. The amendments to the Subdivision code are intended to clarify certain improvements required as a condition of approval of a lot-split. Those improvements include extensions of water and sewer lines and improvements to the unpaved or unimproved primary access road for the parent or new parcel.

A motion was made by Herrera, seconded by Nielsen to open the public hearing all voted in favor 3/0. The public hearing was opened at 7:09 p.m. There were no public comments from those in attendance. Nielsen motioned to close the public hearing, seconded by Herrera. All voted in favor 3/0. Public hearing was closed at 7:10 p.m.

5. DISCUSSION/VOTE ON ORDINANCE 2024-01

Commission members in attendance were favorable to the amendments to the Subdivision code. Wiser motioned to recommend approval of Ordinance 2024-01 to the Lewiston City Council as written, seconded by Nielsen all voted in favor 3/0.

6. BUSINESS – ANTHONY HALL, CLUSTER SUBDIVISION REQUEST

Anthony Jon Hall has requested to create two (2) building lots on parcel #14-021-0020 under the Lewiston City Code, 11-2-3: CLUSTER SUBDIVISION. To satisfy the frontage requirement of 150’ for each lot, the neighboring lot owned by W Jan & Alyson F Hall Trust parcel #14-021-0017 has agreed to provide the remaining frontage needed, as part of the Ag Land Parcel

Declaration. After reviewing the survey for the requested cluster subdivision, a motion was made by Herrera, seconded by Nielsen. All voted in favor 3/0.

7. OTHER BUSINESS – MCKENZIE SANDBERG

Mckenzie voiced her concern regarding the keeping of animals in the residential zones of the city. There are residents in her neighborhood that have roosters that are a noise nuisance at all hours of the day. She has contacted animal control and has been told that there is not much they can do because although roosters are not allowed, Lewiston City currently does not specify fines or penalties for not conforming to the ordinance. Mckenzie requested that the city look to update the ordinances to include penalties for not conforming to the stated code. The commission would pass along the information to the city council regarding animal control amendments.

INQUIRY ON SCHEDULE OF USES IN THE LEWISTON BUSINESS PARK – KEATON HAVILAND

Keaton is inquiring about the possibility of operating a composting/recycling business on property in the business park. This is part of his due diligence prior to making an offer on the property. He currently owns a dumpster/garbage collection service and would like to be able to sort the collections for composting and recycling purposes. Morrison noted that type of facility could be allowed under a conditional use permit as a solid waste facility. The commission made it clear that it could offer no guarantees of approval until full plans were brought forward to the committee.

8. CITY BUSINESS

None

9. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Nielsen makes a motion to adjourn. Second by Wiser. All members present voted in favor 3/0. The meeting was adjourned at 8:05 p.m.

Next meeting is scheduled for November 6, 2024.

Lewiston City Planning & Zoning Administrator