

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING/PUBLIC HEARING
OF THE CITY OF LEWISTON
December 11, 2024**

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

Commission Members Present: Abel Herrera, Eric Nielsen, Delon Mortimer, Patti Wiser, Jarred Glover;
Non-voting – City Council Member John Morrison

Excused:

Staff Present: None

Others in Attendance: None

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 November 6, 2024, Planning and Zoning Meeting. Second by Nielsen. All voted in favor 5/0.

4. **PUBLIC HEARING, Title 11, SUBDIVISION REGULATIONS, of the CITY CODE OF LEWISTON, UT UPDATES.** - The City is proposing various amendments to the Subdivision Regulations Code to address various clarity/correctness issues and ensure consistency and compliance with current State requirements regarding land use review/approval processes and subdivision platting requirements.

Commissioner Herrera gave a brief explanation of the need for the proposed amendments to comply with Senate Bill 174 of the 2023 General Session of the Utah State Legislature.

- The city is required to identify an Administrative Land Use Authority (ALU) for subdivision review and preliminary subdivision application approval for single-family dwellings, two-family dwellings, and townhomes.
- The Bill prohibits city and county councils from acting as an administrative ALU for subdivision plats or plat amendments.
- Establishes subdivision review procedures for cities and counties, including defining review cycles and permitted requests, and establishes timelines and noticing requirements.
- Requires that a pre-application meeting be available to any interested applicant, but the city cannot require such meeting.

Glover makes a motion to open the public hearing on Title 11, Subdivision Regulations, Herrera seconds. All voted in favor 5/0.

There were no public comments.

Commissioner Nielsen made a motion to close the public hearing, seconded by Wiser. All voted in favor 5/0.

Herrera makes a motion to recommend approval to the City Council of Title 11, LEWISTON CITY SUBDIVISION ORDINANCE 24-02 as presented, with the ability for Hansen Planning to refine the draft with non-substantive edits such as numbering, formatting, etc.

Second by Wiser, all approved 5/0.

5. OTHER BUSINESS

2025 Planning and Zoning Calendar was reviewed and there were no requests for changing the meeting dates and time. 1st Wednesday of each month at 7:00 pm.

6. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Herrera makes a motion to adjourn. Second by Mortimer. All members voted in favor 5/0. The meeting was adjourned at 7:13 p.m.

Next meeting is scheduled for January 8, 2025.

Lewiston City Planning & Zoning Administrator