

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
November 6, 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, Jarred Glover; Nov-voting –
City Council Member John Morrison

Excused: Delon Mortimer

Staff Present: None

Others in Attendance: Rodney Hammer

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 4/0.

4. BUSINESS - INQUIRY – RODNEY HAMMER, TEMPORARY DWELLING

Hammer's own parcel #09-156-0004 in the North Country Estates Subdivision. There was some confusion when Rod requested to be put on the P&Z agenda for the type of permit he is requesting. It is not a temporary dwelling but an accessory building/detached garage. Hammer's plan to build a new home within the next few months but would like to have the detached garage to store equipment while the home is being built. Rodney was instructed to re-submit the building plans with engineer stamp and full site plan through City Inspect and then the permit process can begin.

5. CITY BUSINESS – DISCUSSION ON REVIEW DRAFT FROM HANSEN PLANNING GROUP REGARDING SUBDIVISION CODE UPDATES

The planning commission reviewed the draft from Hansen Planning Group regarding the updates to Title 11 – Subdivision Regulations. These changes are required based on SB 174 the 2023 bill requiring state-wide subdivision ordinance updates and HB 476, the 2024 update for the review and approval process for subdivision applications involving one- or two-family residential development. The topics for this meeting is determining members of the "Subdivision Review Committee" (SRC), which will be the administrative land use authority for subdivision review and preliminary subdivision application approval. The Planning Commission determined that the SRC will be made up of 3 individuals; The City Engineer, a Public Works representative and a Planning Commission member. The commission also determined not to include an exception for "Mini Subdivisions" of less than 10 units.

6. 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 4/0. The meeting was adjourned at 7:42 p.m.

Next meeting is scheduled for December 4, 2024.

Lewiston City Planning & Zoning Administrator