

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING/PUBLIC HEARING
OF THE CITY OF LEWISTON
March 5, 2025**

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

Commission Members Present: Abel Herrera, Delon Mortimer, Patti Wiser, Jake Higley and Jarred Glover. Non-voting – City Council Member John Morrison.

Excused: None

Staff Present: None

Others in Attendance: Randal Wheeler, Dale & Leanna Bright, Brent Glover, Simone Y. Holyoak, Ryan Holyoak, Jeremiah Wright, Coby Cressall, Rebecca Cressall, Tony Bodily, Kandis Stephenson, Anthony Stephenson, Debbie Kimber, Mary Gibbons, Cleve Gibbons, Felicia Seamons, Minnie Hall, Lyndie Hall, Kevin Hall, Lynsey Costley, John & Leah Nielsen, Christianna Mortenson, Emilie Goodwin, Michael Goodwin, EJ Welker, Ray Sanoski, Jamie Sanoski, Sid Roderer, E. Roderer, Kirsti Kjome, Edamarie Walker, Perry Walker, Shalene Hollingsworth, Tayler Layne, Stacy & Brantly Hayes, Gerald & Judy Smith, Rob & Wendy Seamons, Jeff Hall, Rod Roderer, Patricia Johnson, Tara Saxton, Phil Saxton, Brandon Allen, Jennifer Allen, Courtney & Kameron Little, Shanea Harris, Loveta Harris, Cody Downs and 2 other illegible names.

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

Vice Chairman Herrera opened the public comment period. We had the following individuals come before the commission for comment: Robert Seamons, Kameron Little, Tayler Layne, Lynsey Costley, Ray Sanoski, EJ Welker, Edamarie Walker, Kevin Hall, Leah Nielsen, Cleve Gibbons, Jamie Sanoski, Courtney Little, Judy Smith and Leanna Bright. Residents have heard that there is a possibility of a large subdivision development coming to Lewiston. The comments were from concerned citizens regarding having uncontrolled growth that is not responsible for a small city like Lewiston. All commenters want Lewiston to stay focused on agriculture and remain a small close-knit community. Commenters ranged from long-time generational residents to transplants from other former small cities and towns that overdeveloped into large cities too fast. There were concerns about the city's current infrastructure not being able to handle a large subdivision, specifically the sewer system. Other concerns were mentioned with the local elementary school's ability to handle an influx of new students. That new homes don't necessarily mean affordable housing and could cause taxes to increase for all property owners, making farmland unaffordable for those who want to farm. And the possibility that members of the board are allowing growth to profit themselves. Keeping Lewiston rural was a big sentiment among the commenters. Vice Chairman Herrera followed up the comments by thanking those in attendance for their interest and concerns with the city and explained that the Planning Commission has tools to control growth and understand there are limitations and many factors to consider in the process of reviewing subdivision applications. The Planning Commission has only had a discussion

regarding an inquiry of a subdivision project but there are no specifics because no application has been submitted.

3. APPROVAL OF THE PLANNING COMMISSION CHAIRPERSON AND VICE CHAIRPERSON

Herrera made a motion to elect Patti Wiser as Chairperson and Jarred Glover as Vice Chairperson. Mortimer seconded the motion. All voted in favor 5/0.

4. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES:

Wiser motions to approve the minutes from February 5, 2025, Planning and Zoning Meeting. Second by Glover. All voted in favor 5/0.

5. BUSINESS

Mekhaeil / Glover agriculture land parcel declaration of covenants, conditions and restrictions: Review of survey and vote on creating single-family building lots in the agriculture zone.

The request to create the building lots from parcel 14-020-0002 meets the current city code for the 10-acre density and frontage requirements per Lewiston City Code. Commissioner Glover abstains from the discussion and vote due to a conflict of interest on this request. Wiser makes a motion to approve seconded by Mortimer. All voted in favor 4/0 with Glover abstaining.

6. CITY BUSINESS

Herrera mentions that we are trying to schedule City Attorney, Seth Tait to come and do some training, possibly next month. Herrera asks that the commission members think of questions for Tait and send them to him so he can consolidate and provide them to Seth prior to the training.

Herrera also mentions that he has reached out to BRAG to help us with the process of updating the 2015 General Plan. The plan is 10 years old and should be reviewed every 5 years.

7. 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 voted in favor 5/0. The meeting was adjourned at 7:31 p.m.

Next meeting is scheduled for April 2nd, 2025.

Lewiston City Planning & Zoning Administrator