

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING/PUBLIC HEARING
OF THE CITY OF LEWISTON
July 2, 2025**

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

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

Excused:

Staff Present: None

Others in Attendance: Shelly Worthen, Brad Wiser, Kim Beckstead, Tova Jones, Neil Jones, Lavar Bair, Shannon Bair, Stacy & Brantly Hayes, Emeline Goodwin, Leanna Bright, Dale Bright, Jamie Sanoski, Ray Sanoski, Jeremy Crapo, Kristi Crapo, Perry Walker, Edamarie Walker, Misty Allen, Daniel Allen, Melissa Hall, Jennifer Allen, Brandon Allen, Ben & Holly Hansen, Kimber & Minnie Hall, Shanna Gibbons, Misty Warren, Mark Gibbons, Courtney Little, Kameron Little, Ken Hoggard, Tara Saxton, Phil Saxton, Cleve & Mary Gibbons, Jonna Westover, Kirsti Kjome, Patricia Johnson, John Nielsen, Leah Nielsen, Steve Morris, Rod Hammer, Gerald & Judy Smith, Darlene & Hugh Von Niederhausen, Debbie Bishop, Thom Smith, Ralph Chertkow, Grant & Debbie Kimber, Jeff Hall, Hollee Storrud, Grant & Linda Chadwick, Sherrie Chase, Jay Chase, Kandis & Anthony Stephenson, Julie Rudie, Barbara Jensen, Morris E Jensen, Sarah Hope, Jason Hope, Melissa & Jordan Keller, Jolynne & Bret Lyon, Brady & Ciera Bodily, Carla Bodily, Jason Trexler, Darren Taylor, Rob & Wendy Seamons, Alden Omana, Leanna Barlow, Chad Barlow, Ted N. King, Cindy King, Brent Ure, Kari Ure, Simone Holyoak, Ryan Holyoak, Gary Bayles, Lynsey Costley, EJ Welker, Heidi Welker, Karen Cutler, Margaret Noorda, Justin & Whitney Noorda, Kim Cutler, Brent Glover, Amy Butters.

1. CALL TO ORDER

Chairperson Wiser called the meeting to order at 7:00 pm with the reciting of the pledge of allegiance.

City Councilman over the Planning Commission, John Morrison, asked to make a statement regarding complaints about improper actions by the planning commission and city council that have been submitted to the State of Utah Auditors Office and the State Ethics Committee. A statement was made last month in the planning commission meeting that the city had received a response from the state of no wrongdoing. Councilman Morrison wanted to correct and note that no response has been received by Lewiston City up to this point. Morrison also wanted to mention the proper way to handle conflict of interest issues that involve City Council and Planning Commission decisions. The official at the state auditor's office has told him that individual members of the council or commission should disclose in the meeting any conflict of interest on any item on the agenda and recuse themselves from voting on that item.

2. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES:

Glover motions to approve the minutes from June 4, 2025, Planning and Zoning Meeting as stated. Second by Higley. All voted in favor 5/0.

3. Business License Application – RG Hammer Knife Company, Rod Hammer
Review and vote on Rod Hammer request for a home-based business license that requires Zoning Clearance. Rod explained that he manufactures and forges knives out of his workshop to sell, he does not expect to have any traffic related to the knife business as transactions will be handled through mail. There being no impact from the business on the neighborhood, Herrera makes a motion to approve the zoning clearance for the RG Hammer Knife Company, second by Glover and all voting in favor 5/0.
4. **PUBLIC HEARING – Dan L. Wright Lewiston Partnership LTD, Rezone from A-10 to R-1-10/R-1-12 for Parcels 09-016-0019 & 09-016-0018**
Glover makes a motion to open the public hearing, Herrera seconds. All voted in favor 5/0.

Public comment was heard from 34 individuals within the community a vast majority are against the rezone request due to the large size and the potential for the number of homes that could be built, other comments included the potential for increased flooding for adjacent landowners that already experience flooding issues, the loss of the small town feel, the goals of the general plan to protect agriculture lands and also the goals to manage unreasonably high growth. Also mentioned was the possible increase in traffic, increase in crime, increase to property values that will also increase property taxes. Other major concern would be the stress on the current sewer system that isn't currently adequate for the existing homes and impact on emergency services. Other commenters mentioned that property owners should be able to decide what they do with their property, especially farmers that are the ones that do the hard work to keep Lewiston an agriculture community. Some would like there to be availability of housing for family members that may want to move back to Lewiston.

Glover made a motion to close the public hearing, seconded by Mortimer. All voted in favor 5/0.

Councilman Morrison explained that the planning commission votes to recommend a change to city code then the City Council takes a vote to approve or deny the recommendation.

The commission discusses the rezone application. Chairperson Wisner commented on the concerns she has about not having as much information as she would like to make a sound decision on the rezone application. Mortimer also has concerns about not having enough information to make a decision. Herrera states that we have enough information to vote on the rezone application and if there are concerns members need to take that into consideration when they vote. Glover is torn on this decision and reads from the general plan about the goals of the city and that the current request does not meet the needs of the city. Higley comments that the commission is there to serve the community and has more questions to make a good decision. Herrera comments that the request for rezone is a simple decision, the only thing that fits with the general plan is that it is adjacent to existing residential zones, approving the rezone is not controlling growth, the parcels are not on an existing road with a sewer line.

Wisner makes a motion to vote on the application for rezone as stated above. A roll call vote was held with the following results:

Mortimer: No
Herrera: No
Higley: No
Glover: No
Wiser: No

Patti Wiser asked councilman Morrison to take the planning commissions recommendation to deny the above stated rezone application request to the City Council.

5. OTHER BUSINESS

Wiser mentions that we are waiting for a Memorandum of Understanding from BRAG as an agreement between them and Lewiston City regarding their assistance with updating the general plan.

6. 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 voted in favor 5/0. The meeting was adjourned at 9:10 p.m.

Next meeting is scheduled for August 6, 2025.

Lewiston City Planning & Zoning Administrator