

LEWISTON CITY CORPORATION
29 SOUTH MAIN STREET
LEWISTON, UT 84320

Planning and Zoning Meeting

Public Notice is hereby given that the Lewiston City Planning & Zoning Commission will meet in a regularly scheduled meeting at 29 South Main St., Lewiston, UT, in the Club Room, on **Wednesday, August 6, 2025**. The meeting will begin promptly at 7:00 p.m.

Agenda

1. Call to Order
 - Pledge of Allegiance
2. Public Comment Period - Comments will be listened to with no action taken. Items needing action will be placed on next month's agenda by request. Individuals will be given 3 minutes to comment. The public comment period will last a maximum of 20 minutes.
3. Approval of the Planning Commission meeting minutes from: July 2, 2025.
4. Review of Building Permits issued for June/July 2025 – P & Z Administrator, Abel Herrera
5. Discussion on current residential zoning and creating additional residential zones
6. Other Business
7. Adjourn

Next scheduled meeting is September 3, 2025 at 7:00 p.m.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Office at least two (2) days before the date of the meeting.

Dated this 5th day of August, 2025.

Planning and Zoning

**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 Buttars.

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 Wiser 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.

Wiser 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

LEWISTON CITY - PERMITS ISSUED - JUNE & JULY 2025

Date	Permit #	Permit Type	Description	Owner	Address
6/12/2025	LEW-25-06-12-17	Addition	Addition	Robert Stephenson	681 W 800 S Lewiston, UT 84320
6/12/2025	LEW-25-06-12-18	Coop	Cage free tunnel	Oakdell Farms	2500 South 1600 west
6/24/2025	LEW-25-06-24-19	Solar	Battery Only Install	Dennis Jackson	1315 S 800 W
7/28/2025	LEW-25-07-28-21	Commercial Addition	2nd commercial building	Kelly Daniels	301 N 1300 E, Lewiston, UT 84320
7/29/2025	LEW-25-07-29-22	SFD	Modular home on crawlspace with septic	Brent Reeder	338 E 1600 S
7/30/2025	LEW-25-07-30-23	Electrical	Need permits to install power services for agricultural irrigation linear.	Nathan Mekhaeil	1900 W 1600 S Lewiston UT

Discussion on eliminating the R1-10 zone and possibly adding any of the following zones:

RESIDENTIAL DISTRICT, R1-20. To provide areas for very low density residential neighborhoods for single-family occupancy of essentially spacious and uncrowded character. Minimum lot size: twenty-thousand (20,000) square feet. (0.46 acre)

RURAL RESIDENTIAL DISTRICT, RR-1. To provide rural residential to promote and preserve in appropriate areas conditions favorable to large-lot family life for single-family occupancy; the keeping of limited numbers of animals and fowl; and reduced requirements for public utilities; this district is intended to be primarily residential uses. Minimum lot size: one (1) acre, 43,560 square feet

CHAPTER 6

ZONING DISTRICTS

SECTION:

10-6-1: Establishment Of Zoning Districts

10-6-2: Purpose Of Zoning Districts

10-6-3: Zoning District Boundaries

10-6-1: ESTABLISHMENT OF ZONING DISTRICTS:

For the purpose of this title, the following zones are created to be applied as necessary to regulate the development of the land in the City:

Agriculture Zone (A)

Residential Zone (R-1-10)

Residential Zone (R-1-12)

Commercial Zone (C)

Manufacturing Zone (M-1) (Ord. 18-01, 1-16-2018)

10-6-2: PURPOSE OF ZONING DISTRICTS:

A. Agriculture Zone (A): The purpose of this zone is to preserve appropriate areas of the City for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

B. Residential Zone (R-1-10): The purpose of this zone is to provide appropriate locations where low density residential neighborhoods with a minimum lot area of ten thousand (10,000) square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semipublic uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood.

C. Residential Zone (R-1-12): The purpose of this zone is to provide appropriate locations where low density residential neighborhoods with a minimum lot area of twelve thousand (12,000) square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semipublic uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood.

D. Commercial Zone (C): The purpose of this zone is to provide areas for community retail and service activities in locations to conveniently serve the residents.

E. Manufacturing Zone (M-1): The purpose of this zone is to provide areas where industries necessary and beneficial to the local economy may locate and operate. The regulations of this zone are designed to protect and preserve the environment of this zone, adjacent areas and the entire Municipality. (Ord. 18-01, 1-16-2018)

10-6-3: ZONING DISTRICT BOUNDARIES:

A. The boundaries of each of the said zones are hereby established as described herein or shown on the map entitled zoning map of Lewiston, Utah, which map is attached to the ordinance codified herein, which is on file in the City office, and all boundaries, notations and other data shown thereon are made by this reference as much a part of this title as if fully described and detailed herein.

B. The ordinance codified herein and map shall be filed in the custody of the City Recorder and may be examined by the public subject to any reasonable regulations established by the City Recorder.

C. Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

1. Wherever the zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the center line of such street,

alley or block or such property line, shall be construed to be the boundary of such zone.

2. Whenever such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal or other waterway or railroad right-of-way, or public park or other public land, or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right-of-way or the boundary lines of such public land, or such section line, shall be deemed to be the boundary of such zone. (Ord. 18-01, 1-16-2018)

TABLE 10-9-14

Prim = Primary Structure

Acc. = Accessory structure

Zoning Districts

	A - Agriculture		R-1-10		R-1-12		C - Commercial		M-1 - Manufacturing	
	Prim.	Acc.	Prim.	Acc.	Prim.	Acc.	Prim.	Acc.	Prim.	Acc.
Minimum setback distances:										
Front yard/multi-street frontage	30' ¹		30'		30'		30'		See Note 6	
Rear Yard	30'	10' ²	30'	10' ²	30'	10' ²	0' ⁴			
Side yard	12'	20' ²	10'	10' ²	10'	10' ²	0' ⁵			
Between structures	10' ^{2,3}									
Other standards:										
Minimum lot frontage	250' ⁷		80' ⁸		110' ⁸		20'		See Note 6	
Maximum height	45'		35'		35'		35'			
Minimum lot size	10 acre ⁹		10,000 sq. ft.		12,000 sq. ft.		None			
Maximum density	1 unit/10acres		1 unit/10,000 sq. ft.		1 unit/12,000 sq. ft.		n/a		n/a	
Maximum lot coverage ¹⁰	60%						80%			

Notes:

1. If a dedicated right-of-way is not present, the front setback(s) shall be measured as 70 feet from the centerline of the existing adjacent road(s).
2. A minimum 5-foot wide side and/or rear yard setback is permitted if the proposed accessory structure is a minimum of 10 feet behind the primary structure. A minimum 10-foot wide rear yard setback is required on corner lots that back to the side yard of another lot.
3. A minimum of 40 feet is required between proposed structures for housing livestock and existing adjacent property dwellings.
4. 10 feet if it abuts the R-1 Zone.
5. 10 feet if it abuts the R-1 Zone, and 20 feet when adjacent to a street.
6. For any parcel in the M-1 Zone that abuts or is across the street or alley from an adjoining zone, the site development standards of the adjoining zone shall apply to the M-1 parcel.
7. The allowable frontage for a buildable lot may be reduced to no less than 180 feet in accordance with the provisions of Lewiston City Code § 10-9-15.
8. 120 feet for multiple family dwellings.
9. A minimum lot size of one acre is allowed in accordance with the provisions of Lewiston City Code § 10-9-15. A minimum lot size of 3/4 acre is allowed if part parcel is part of a cluster subdivision as defined by title 11, "Subdivision Regulations", of this Code.
10. Existing developments may expand only to the extent of the coverage limits. If existing developments currently exceed the coverage limits, expansion shall not occur.