

**MINUTES FROM THE CITY  
PLANNING AND ZONING MEETING  
FOR THE CITY OF LEWISTON, UT  
August 6, 2025**

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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; Non-voting –  
City Council Member John Morrison

**Excused:** Jarred Glover

**Staff Present:** None

**Others in Attendance:**

1. CALL TO ORDER

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

2. PUBLIC COMMENT PERIOD.

Wiser welcomed any comments from the public that are in attendance. There are no comments from the public.

3. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES:

Mortimer motions to approve the minutes from July 2, 2025, Planning and Zoning Meeting as stated. Second by Higley. All voted in favor 4/0.

4. REVIEW OF BUILDING PERMITS ISSUED FOR JUNE/JULY 2025.

Herrera states that there were six permits issued for the months of June and July including a single-family dwelling, one home addition, two commercial additions, solar battery install and one electrical permit.

5. DISCUSSION ON CURRENT RESIDENTIAL ZONING AND CREATING ADDITIONAL ZONES.

There was discussion about no longer approving new lots under the R-1-10 zoning, there is a general feeling that it is too small of a lot for future growth. An update will need to be made to Chapter 10, Title 6 - Zoning Districts existing code and as part of the General Plan update. Discussion on a minimum lot size in the residential zone to replace the R-1-10 and possibly the R-1-12. A new zone that would be a 15,000 square foot lot has been discussed in the past as a reasonable minimum size lot for future growth. Higley questions why we still currently have the R-1-10 (10,000 sq. ft.) zone and even the R-1-12 (12,000 sq. ft.) if there is a consensus that they are too small. Morrison states that it is likely the R-1-10 zone was the original size then the R-1-12 came about later and because those zones currently exist, they have not been removed. An update to the code may need to be made to not allow future lot creation of those sizes.

6. 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. Morrison states that it has not been delivered to the city recorder as far as he knows. Herrera states that he will put on the agenda for next month a simple lot-split subdivision option that was available prior to the update of the subdivision code last year but was left out in the recent version.

Delon mentions he would like to see the front yard setbacks in the agriculture zone increased in case roads are ever widened. The current front setback is 30 feet in all zones.

Higley mentions he would like to do some comparisons with other cities and their lot sizes.

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 4/0. The meeting was adjourned at 7:27 p.m.

Next meeting is scheduled for September 3, 2025.

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Lewiston City Planning & Zoning Administrator