

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
FOR THE CITY OF LEWISTON, UT
October 1, 2025**

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

Commission Members Present: Abel Herrera, Patti Wiser, Jarred Glover; Jake Higley

Excused: Delon Mortimer, Councilman John Morrison

Staff Present: None

Others in Attendance:

Leeanna Bright, Kirsti Kjome, Patricia Johnson, Crystel Jukes

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:

Glover motions to approve the minutes from September 3, 2025, Planning and Zoning Meeting with the addition of showing Jake Higley as excused. Second by Higley. All voted in favor 4/0.

4. REVIEW OF BUILDING PERMITS ISSUED FOR SEPTEMBER 2025.

The commission reviewed the issued permits report for September which included a mechanical, a electrical permit and a cell tower dish/equipment upgrade to the existing cell tower on 1000 East. There was also a remodel permit issued during the month.

5. REVIEW OF CARRIEDO SUBDIVISION – PARCEL 09-017-0013 (.93 ACRE) IN R-1-10 ZONE

This property has been divided once before, Lewiston City does not have a process for mini subdivisions, so it must go through the full subdivision process. The Subdivision Review Committee (SRC) has done a sketch plan review and determined that the items that need to be added to the preliminary plat are to add the previous lot-split of the property in 1996 and show all 3 final lots that will come from the subdivision. Also verifying access to the sewer line as it does not continue through the entire frontage of the original parcel. The commission so no additional needs for the preliminary plant and Herrera will provide the Carriedo's with a list of items that need to be added from the SRC review along with the completed application and payment of the fee. Herrera abstained from voting due to his relationship with the Carriedos. Wiser made a motion to approve the preliminary plat with the above noted changes, second by Glover all voting are in favor 3/0 with Herrera abstaining.

6. OTHER BUSINESS

The commission discussed the possibility of improving single family dwelling building and site standards. Some examples include permanent steps for manufactured homes or hard surface driveways for all single-family dwellings. Herrera has concerns that it would be difficult to enforce with so much of our residential areas being built without these standards. Herrera also mentions that as you allow additional development such as subdivisions is when you would be able to better require higher standards. Wiser updates the commission regarding the general plan update. We have had a difficult time getting a response from BRAG due to their turnover and possible funding issues. We may need to look at alternatives to using BRAG, specifically planning firms that can find funding to complete the update. Higley asked about a previous discussion regarding minimum lot sizes for new development and if we are going to make a change. Wiser mentions that is something that we will determine as part of the process of updating the general plan or results of the updated general plan. Herrera mentioned there has been an inquiry for a short-term rental conditional use permit and we will have further discussion at an upcoming meeting.

7. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Glover makes a motion to adjourn. Second by Higley. All members voted in favor 4/0. The meeting was adjourned at 7:42 p.m.

Next meeting is scheduled for November 5, 2025.

Lewiston City Planning & Zoning Administrator