

**MINUTES FROM THE CITY  
PLANNING AND ZONING MEETING  
FOR THE CITY OF LEWISTON, UT  
November 5, 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, Patti Wiser, Delon Mortimer, Jarred Glover; Jake Higley,  
Non-voting – John Morrison

**Excused:**

**Staff Present:** None

**Others in Attendance:**

Leeanna Bright, Kirsti Kjome, Patricia Johnson, Tara & Phil Saxton

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 October 1, 2025, Planning and Zoning Meeting. Second by Higley. All voted in favor 5/0.

4. REVIEW OF BUILDING PERMITS ISSUED FOR OCTOBER 2025.

The commission reviewed the issued permits report for October. Herrera stated that there were 4 total permits issued in September, one for a mechanical upgrade, one for a solar system, one commercial addition at Oakdell Eggs and one new single-family dwelling to replace an old trailer on 375 W 800 South with a new dwelling.

5. DISCUSSION ON SHORT TERM RENTALS

Wiser opened the discussion, mentioning that the city office has had some inquiries regarding the ability for property owners to provide Short Term Rentals (STR). Currently there is nothing in city code to guide the city regarding STR's. Wiser had shared a couple of ordinances from Utah cities for reference. Glover felt the two samples provide plenty of useful guidelines and language to draft an ordinance for Lewiston. Higley talked about the process and having a Conditional Use Permit (CUP) that would be renewed annually. Wiser would like to avoid the use of a conditional use permit for this purpose. Higley also liked the more clearly defined ordinance. Herrera states that he thinks the two samples provided, especially the Garden City ordinance are overkill because they are tourist destinations and Lewiston is not. Herrera believes you can allow STR's using the CUP process by having a standard application for STR's that lists all the conditional uses that the ordinances contain and are applicable to Lewiston. This also allows us to review it annually as Higley mentioned. Herrera has concerns that once a STR policy is made public that any available

property that comes up for sale is turned into a STR as opposed to a single-family-dwelling. Herrera is not opposed to adding a STR ordinance but feels the samples provided are too complicated. Morrison understands both options for allowing STR's and likes the idea of a CUP and the ability to not allow them if we had problems come up. Further discussion involved the benefits and drawbacks of allowing STR's and whether to use a conditional use approach or a new ordinance. Wisner agreed to put together a simple ordinance for STR's as a starting point for discussion at a future meeting.

6. OTHER BUSINESS

Herrera mentions that we have asked JUB Engineers, Inc. to apply for funding through UDOT's Technical Planning Assistance (TPA) program to update Lewiston City's general plan.

7. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Wisner makes a motion to adjourn. Second by Glover. All members voted in favor 5/0. The meeting was adjourned at 7:40 p.m.

Next meeting is scheduled for December 3, 2025.

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Lewiston City Planning & Zoning Administrator