

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
FOR THE CITY OF LEWISTON, UT
February 4, 2026**

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

Commission Members Present: Pattie Wiser, Jake Higley, Abel Herrera, Delon Mortimer, Jarred Glover, John Morrison (Non-voting).

Excused: None

Staff Present: None

Others in Attendance:

Kirsti Kjome, Patricia Johnson, Leanna Bright, Ron and Nancy Jensen, Ray & Jamie Sanoski

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:

Wiser motions to approve minutes for the January 7, 2026 meeting as drafted, second by Higley all voted in favor. Motion passes 5/0.

REVIEW OF BUILDING PERMITS ISSUED FOR JANUARY 2026.

The commission reviewed the issued permits report for January 2026. Herrera stated there was a permit issued for a remodel, two electrical permits and a solar system install permit.

4. DISCUSSION ON SHORT TERM RENTAL ORDINANCE DRAFT.

The commission reviews the 2nd revision of the short-term rental ordinance that has been provided by Glover after the previous meeting. The commission had questions regarding Section 8. Licensing and Taxes, Item B. referring to non-owner occupied STR's are taxed at 100% value. Is this necessary? Herrera will also verify that lodging taxes are the same thing as transient taxes. Glover will make changes and provide an updated version for review by the city attorney. Once the attorney has made recommendations or gives approval the commission can schedule a public hearing for the new ordinance.

5. DISCUSSION ON HOW TO ADDRESS AGRITOURISM

The commission discussed if the city needs an ordinance for agritourism or to update the schedule of uses in the agricultural zone as a conditional use. Herrera mentioned there was a Utah State House Bill proposed in the 2025 legislative session that would require municipalities to have a specific ordinance for agritourism. That bill did not pass. Herrera also reviewed the samples provided by Ron & Nancy Jensen from Cache County that appear they were approved as a

conditional use permit. The committee agreed that the conditional use permit process would be more flexible and appropriate for approving agritourism in Lewiston City. Herrera stated he would do additional research on the matter and provide it to the commission at a future meeting.

6. OTHER BUSINESS

Glover asks what the status was on updating the master plan. Herrera states that our engineering firm (JUB) submitted applications for state funding to pay for the update. It is typically in the spring that we will find out if we have been approved.

Herrera mentions that when the attorney reviewed the Carriedo Subdivision, he believes the Subdivision Code Revision that was completed in December 2024 as required by state code needs to be cleaned up and refined. Herrera is in total agreement with our attorney and will talk with him again about the best way to accomplish that task. Herrera will also set up another land use training session with Seth for this year.

7. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Glover makes a motion to adjourn. Second by Wisner. All members voted in favor 5/0. The meeting was adjourned at 7:33 p.m.

Next meeting is scheduled for March 4, 2026.

Lewiston City Planning & Zoning Administrator