



LEWISTON CITY PLANNING COMMISSION

STAFF REPORT

HEARING DATE: September 16, 2026; Lewiston City Council Chambers, 29 S Main, Lewiston, UT 7:00 PM.

TO: Lewiston City Planning Commission

FROM: Planning & Zoning Staff

SUBJECT: Rezone Request – **A-10 (Agriculture 10-Acre Density) to R-1-10 (Residential 10,000 Sq. Ft. Minimum Lot Size)**

I. EXECUTIVE SUMMARY

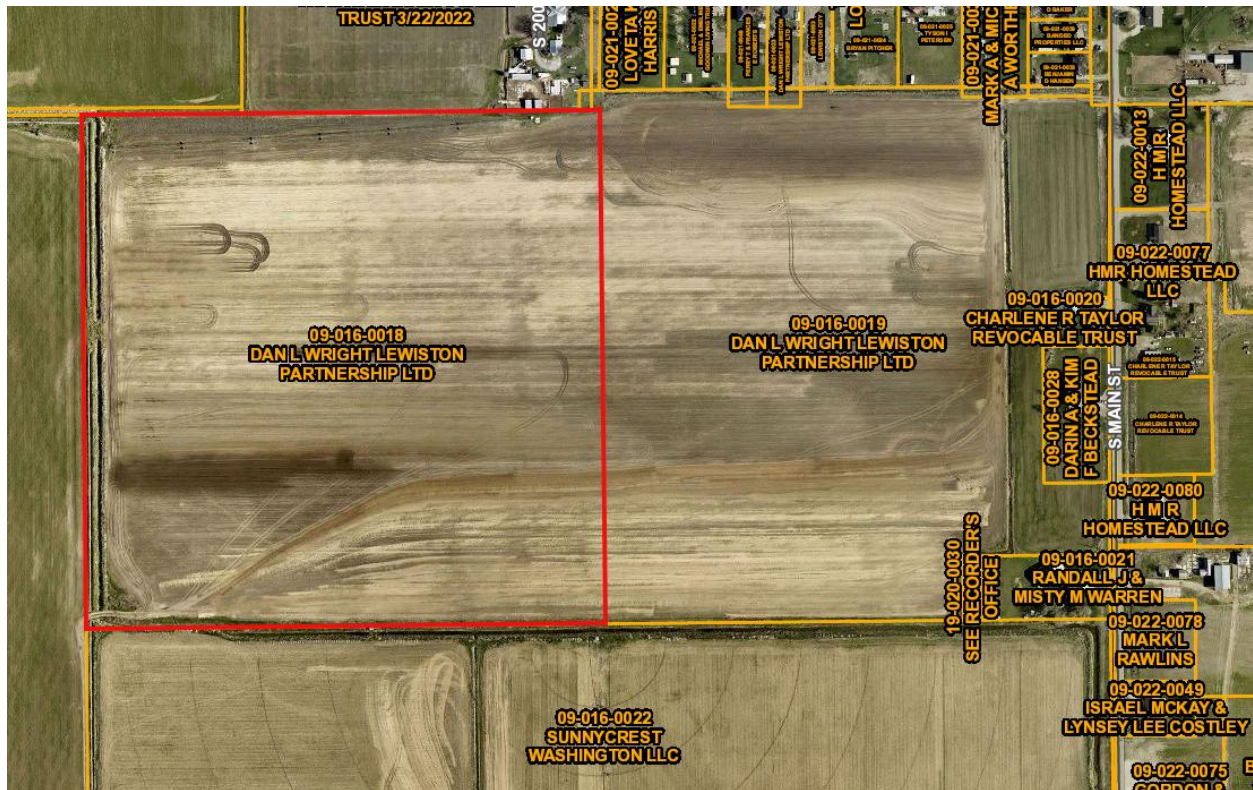
- **Applicant:** Michael D. Jewell (acting as agent)
- **Property Owner:** Dan L. Wright Lewiston Partnership LTD
- **Parcel Numbers:** 09-016-0018 and 09-016-0019
- **Total Acreage:** 78.65 Acres total
- **Location:** Near 400 – 500 South Main Street, on the west side of Main Street, Lewiston, UT
- **Current Zone:** **A-10** (Agriculture 10-acre density)
- **Proposed Zone:** **R-1-10** (Single-Family Residential, 10,000 square foot minimum lot size)
- **Request:** To amend the Lewiston City Zoning Map to change the zoning classification of the subject properties to allow for high-density single-family residential development.
- **Type of Action:** Legislative
- **Land Use Authority:** Lewiston City Municipal Council

II. PROJECT LOCATION AND BACKGROUND

The subject properties consist of two large contiguous parcels totaling 78.65 acres located on the west side of Main Street between 400 South and 500 South. Historically, the land has been utilized for agricultural purposes, consistent with its current A-10 designation.

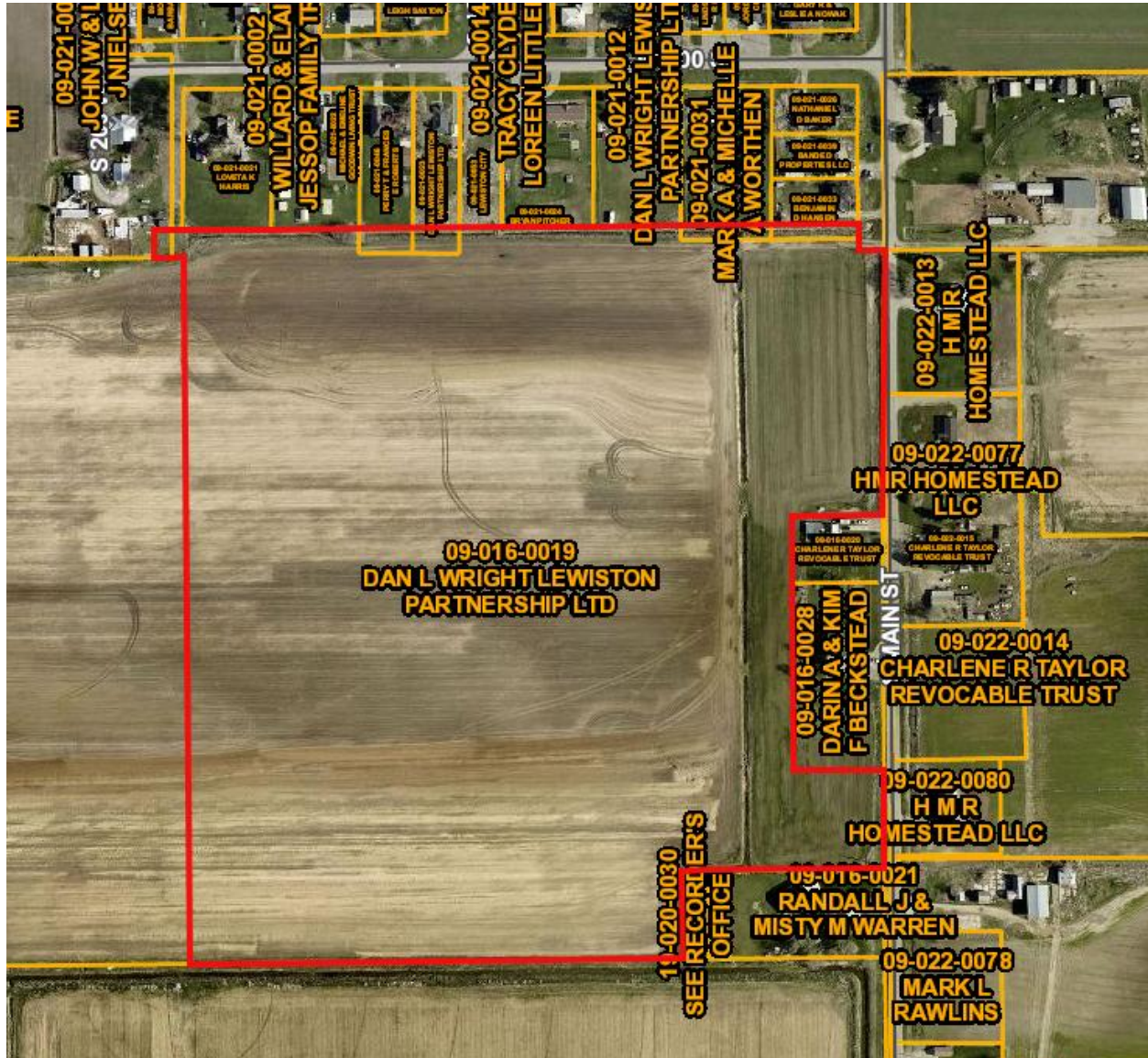
An initial review of this rezone concept began in early 2025, during which neighboring residents raised several concerns regarding the loss of agricultural land, community character, infrastructure capacity, and localized stormwater flooding. The applicant has now formalized a new request for a legislative zoning map amendment to transition the property into a standard residential layout.

TAX PARCEL #09-016-0018



BEG NW COR OF SE/4 SEC 8 T 14N R 1E & TH S 80 RDS TH E 81 RDS TH N 80 RDS TH W 81 RDS TO BEG WITH R/W BEG 27 FT S & 1320 FT W OF E/4 COR OF SD SEC 8 & TH W 20 FT TH N 417 FT TH E 20 FT TH S 417 FT TO BEG CONT 40.50 AC M/L TAX DESC

TAX PARCEL #09-016-0019



BEG NE COR OF SE/4 SEC 8 T 14N R 1E & TH S 30 RDS TH W 170 FT TH S 475 FT TH E 170 FT TH S 185 FT TH W 23 RDS TH S 10 RDS TO S LN OF N/2 OF SE/4 OF SD SEC TH W 56 RDS TH N 80 RDS TH E 79 RDS TO BEG 36.63 AC ALSO: BEG SE COR LOT 7 BLK 1 PLAT A LEWISTON CITY SVY TH W 80 RDS TH N 50 FT TH E 80 RDS TH S 50 FT TO BEG LESS R/W FOR COUNTY ROAD 1.52 AC CONT 38.15 AC IN ALL

III. LAND USE AND ZONING MATRIX

Direction	Current Land Use	Zoning District
Subject Property	Agricultural / Vacant	A-10 (Agriculture)
North	Agricultural / Residential	A-10 / R-1-10 Complex
South	Agricultural	A-10 (Agriculture)
East	Main Street / Mixed Agriculture & Residential	A-10 / Residential
West	Agricultural / Low-Density Residential	A-10 (Agriculture)

IV. INFRASTRUCTURE & MUNICIPAL CAPACITY ANALYSIS

The primary constraint of this rezone request is the structural capacity of Lewiston City's public utility networks. Moving from 7 potential homes to ~250 homes requires a significant transformation of local infrastructure.

- **Culinary Water System:** Lewiston City operates a public culinary water network managed by Utah-certified operators. The city previously secured over \$8.6 million in loans and grants to overhaul its aging culinary water system. While systemic line looping improved baseline service reliability, the distribution lines serving the 400–500 South Main corridor were not dynamically scaled to handle sudden master-planned community spikes.
- **Wastewater and Municipal Sewer System:** The city currently has an outdated wastewater collection system. While plans for upgrades were discussed in the past, no major upgrades were completed. Unexpected cost increases ultimately prevented the city from implementing these projects.
 - *Active Planning Phase:* Lewiston City is currently in the active planning and engineering stages to determine a permanent, long-term solution for these systemic wastewater issues. Introducing a high-density subdivision adding over 200 service laterals at this juncture creates an immediate risk of over-allocating an already strained system before long-term structural upgrades can be engineered, funded, and built.

- **Stormwater Drainage and Localized Flooding:** The western frontage along Main Street is topographically prone to drainage issues and localized seasonal pooling. Lewiston City handles stormwater primarily through roadside ditches, natural culverts, and specialized channels. Converting 78+ acres of absorbent agricultural soil into impervious residential infrastructure will multiply runoff volume requiring a comprehensive, on-site stormwater management system. This engineered system must successfully capture, control, and meter all increased runoff to ensure post-development peak discharge rates do not exceed historical pre-development levels, preventing any adverse downstream impacts on the city's existing drainage network or adjacent properties.
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V. GENERAL PLAN AND LAND USE COMPATIBILITY CONSIDERATIONS

A. Proximity to Current Residential Zoning

- **Physical Adjacency:** The subject properties are physically close and directly adjacent to an existing R-1-10 residential complex located to the immediate north. From a purely structural and spatial standpoint, extending the R-1-10 boundary downward appears to be a logical continuation of the established neighborhood framework.

B. Conflict with Future Land Use Map (FLUM)

- **Out of Map Alignment:** While the parcels touch existing residential lines, they are not included in the current 2015 Lewiston City General Plan's designated Future Residential Zone. The General Plan's Future Land Use Map (FLUM) explicitly categorizes these 78.65 acres to remain under rural agricultural protection. (Attachment A)

C. Transportation and Class C Roadway Policy

- **Preferred Development Framework:** The 2015 Lewiston City General Plan explicitly outlines a policy preference directing new residential growth by expanding the R1-12 (12,000 square foot minimum lot size) to be located along existing Class C roads or master planned roadways to limit the need to expand services.
- **Site Evaluation:** While the subject property features eastern frontage along Main Street, a layout of 240+ lots will require the construction of an entire network of internal, newly dedicated public roads. This introduces significant long-term asphalt maintenance, snowplowing, and asset management liabilities for the City,

running counter to the General Plan's objective of maximizing growth along already established municipal Class C street grids.

D. Imminent General Plan Update and Timeline

- **Pending Civic Process:** Lewiston City has officially secured public funding to launch a comprehensive, city-wide update to the General Plan. This overhaul process is formally commencing this month (September 2026) and is projected to take approximately 12 months to complete.
 - **Planning Significance:** The upcoming rewrite will specifically re-evaluate residential growth boundaries, future utility allocations, and residential density thresholds city-wide. Evaluating a major 78-acre rezone right now risks undermining this community-driven process.
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VI. FINDINGS OF FACT

Should the Planning Commission choose to table or deny the rezone request, the following findings of fact are established into the public record to legally support that decision:

1. **Finding of Scale and Intensity:** The proposed zoning map amendment from A-10 to R-1-10 on 78.65 acres increases the potential residential lot yield from 7 units to approximately 240–260 units. This represents a dramatic shift in density that fundamentally alters the surrounding area's land use profile.
2. **Finding of Future Land Use Disconnect:** The subject properties are not identified for residential development on the existing 2015 Lewiston City General Plan Future Land Use Map (FLUM). The properties are actively designated for ongoing agricultural preservation.
3. **Finding of Roadway Infrastructure Non-Compliance:** The 2015 Lewiston City General Plan strongly prioritizes new residential growth to sit primarily on existing Class C roads to preserve municipal road budgets. The proposed development forces the creation of an entirely new internal public street network, placing an unplanned operational and long-term maintenance burden on the city.
4. **Finding of Imminent Civic Planning Overlap:** Lewiston City is initiating a funded, comprehensive 12-month update to its city-wide General Plan starting this month (September 2026). Approving a permanent, high-density zoning designation of this scale immediately prior to this community planning initiative is premature and could conflict with the city's updated growth boundaries.

5. **Finding of Wastewater Infrastructure Uncertainty:** Lewiston City is actively in the engineering and planning stages to find a comprehensive, long-term fix for its outdated wastewater utility systems. Granting high-density zoning to a project that introduces 200+ service connections is mathematically premature until the long-term sewer network upgrades are fully designed, funded, and established.
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VII. PUBLIC NOTICE AND COMMENTS

In accordance with Utah State and Lewiston City ordinances, public notices were successfully posted on the Utah Public Notice Website and the official Lewiston City Website. Physical notices were mailed to all surrounding property owners within the standard notice radius.

VIII. STAFF RECOMMENDATION & MOTIONS FOR THE COMMISSION

Because a rezone is a legislative action, the Planning Commission holds broad discretion. Your role is to forward a recommendation of Approval or Denial to the Lewiston City Council, or to table the item for a specific duration. Staff provides the following updated options for motion styling:

Option 1: Motion to Recommend Approval (With Conditions)

"I move that the Planning Commission forward a positive recommendation to the City Council to rezone parcels 09-016-0018 and 09-016-0019 from A-10 to R-1-10, finding that the project's direct adjacency to the existing northern R-1-10 zone is a logical extension of housing growth, subject to the condition that the General Plan Future Land Use Map is amended and all utility and roadway engineering plans are approved by the City Engineer."

Option 2: Motion to Recommend Denial

"I move that the Planning Commission forward a recommendation of denial to the City Council for the R-1-10 rezone request, adopting the Findings of Fact 1 through 5 as detailed in Section VI of the staff report, concluding that the request explicitly contradicts the current General Plan and introduces critical utility infrastructure concerns."

Option 3: Motion to Table

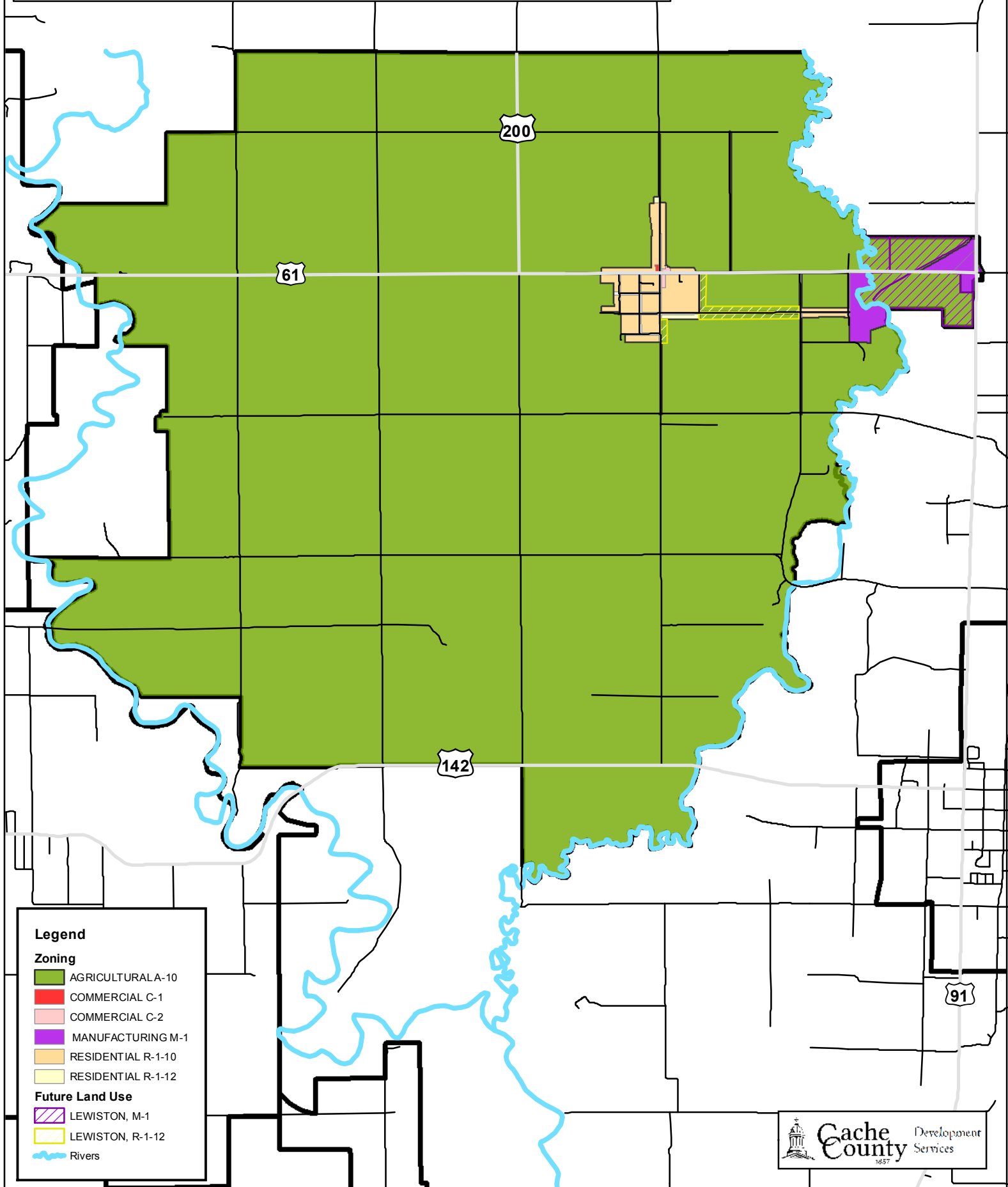
"I move that the Planning Commission table the rezone request for parcels 09-016-0018 and 09-016-0019 for a period of up to 12 months, adopting Findings of Fact 4 and 5 as our primary justification. This timeline ensures that any future land-use shifts on these 78.65

acres are properly integrated into (1) the city's funded General Plan update launching this month, and (2) the city's active engineering planning for long-term wastewater infrastructure solutions."

ATTACHMENT A –

APPENDIX B: Future Land Use Map – 2015 Lewiston City General
Plan

Appendix B: Future Land Use Map Lewiston City, Utah 2014



Legend

Zoning

- AGRICULTURAL A-10
- COMMERCIAL C-1
- COMMERCIAL C-2
- MANUFACTURING M-1
- RESIDENTIAL R-1-10
- RESIDENTIAL R-1-12

Future Land Use

- LEWISTON, M-1
- LEWISTON, R-1-12
- Rivers