

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
September 7, 2021**

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

Attendance: Vice Chairman: Rod Garner
Commissioners: Dan Bergeson, Eric Nielson & Abel Herrera
Planning & Zoning Clerk: Christina Atkinson
Absent: Phil Foster & John Morrison

Public Attendance: Josh Scott, Jon Evans, Nancy Pitcher, Keri Parr & Eric Nielson

1. CALL TO ORDER

V. Chairman Garner called the meeting to order at 7:01 pm.

V. Chairman Garner excused Phil Foster & John Morrison.

V. Chairman Garner addressed the minutes of the Lewiston City P&Z Public Hearing and Meeting held August 3, 2021. Commissioner D. Bergeson motioned for the Lewiston City P&Z Commission to approve the minutes of August 3, 2021. Commissioner E. Nielson seconded the motion. All in favor "Aye". Motion carried.

1. NEW BUSINESS

Josh Scott – Business License – Scott Bookkeeping – 6 E 200 S – V. Chairman R. Garner recognized Josh Scott for a business license. Mr. Scott informed the Commission that he would like to be approved for a business license for a home office. Mr. Scott stated that his business will be located at his home at 200 S Main. Mr. Scott stated that most of his clients will communicate remotely, but a client might occasionally come to his home. V. Chairman R. Garner asked if there were other employees. Mr. Scott stated that there would be no other employees. Commissioner D. Bergeson asked if parking would be an issue. Mr. Scott stated that there would only be one car at his home at time and that there is plenty of parking area on his property. There were no other concerns. Commissioner D. Bergeson motioned for the Commission to approve the business license for Scott Bookkeeping. Commissioner A. Herrera seconded the motion. All in favor "Aye". Motion carried.

Jon Evans – Building Permit – Detached Garage – 1822 S Main – V. Chairman R. Garner recognized Jon Evans for a building permit. Mr. Evans informed the Commission that he would like to be approved for a building permit to build a detached garage on his property at 1822 S Main to the north of his house. Mr. Evans stated that the building will be a 9,000 sq. ft. steel manufactured building, built on slab. Mr. Evans stated that it will be for personal storage use only. Commissioner D. Bergeson stated that because there is a proposed bathroom, that a septic tank would be required. Mr. Evans stated that he is aware of the septic tank requirement and that he will be getting a permit for a septic tank. Mr. Evans stated that the kitchenet is for the purpose of family parties. Mr. Evans stated that the detached garage would not be used for any kind of residential housing. V. Chairman asked if the detached garage would have heating. Mr. Evans informed the

Commission that the detached garage would be hooked to the natural gas line that comes from the house. Mr. Evans stated that the water would also come from the water line that goes to the home. Mr. Evans stated that Glen Reeder from Reeder & Murry Construction would be the contractor building it. All setbacks are met. There were no other concerns. V. Chairman R. Garner motioned for the Commission to approve the building permit. Commissioner E. Nielson seconded the motion. All in favor "Aye". Motion carried

OTHER

V. Chairman R. Garner asked if an agricultural building, in the A zone needed a permit before being built. P&Z Clerk C. Atkinson stated that at this time a permit is not required for ag. buildings that fall under the State Code exemption. A permit would be required if there is plumbing or electrical involved.

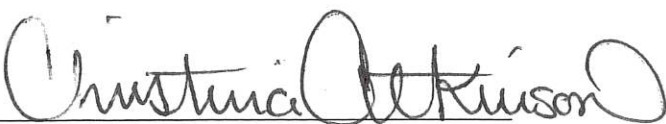
Public Comment –

Mr. Eric Nielson asked if he would be able to split the lot at 2200 W 1600 S with the intentions to sell the existing home and then build a new home. Mr. Nielson stated that the lot is currently 10.63 acres. Commissioner D. Bergeson stated that another home could not be built on the property because it doesn't have the required 10 acres for each home. Mr. Nielson asked if he would be able to remodel and add on to the existing home. Commissioner E. Nielsen stated that an addition/remodel could be permitted if the required setbacks are met.

Mrs. Nancy Pitcher asked if she could build a pavilion to the north of her home. Commissioner D. Bergeson stated that she would need follow the setbacks that are required for the zone that she is in. Clerk C. Atkinson stated that in the A zone, the pavilion will need to be 20' from the north property line.

2. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Commissioner D. Bergeson motioned that the Lewiston City P&Z meeting adjourn. Commissioner E. Nielson seconded the motion. All members present voted "Aye". Motion carried
The meeting adjourned at 7:28 p.m.


Lewiston City Planning & Zoning Clerk

