

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
July 6, 2021**

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

Attendance: Chairman: Phil Foster
Commissioners: Rod Garner & Dan Bergeson
Council Member: John Morrison
Absent: Anna Sisson, Eric Nielson
Planning & Zoning Clerk: Christina Atkinson
Recorder: Dona Kay Flint

Public Attendance: Dallin & Laurel Buttars, Daniel & Keshia Tanner, Chase Sessions & Braxton Davis

1. CALL TO ORDER

Chairman P. Foster began the meeting at 7:00 pm.

Chairman P. Foster addressed the minutes of the Lewiston City P&Z Meeting held June 1, 2021. No changes needed to be made. Commissioner R. Garner motioned for the Lewiston City P&Z Commission to approve the minutes of June 1, 2021. Commissioner D. Bergeson seconded the motion. All in favor "Aye". Motion carried.

2. NEW BUSINESS

Braxton Davis – Business License Permit – 100 W 238 S – Chairman P. Foster recognized Braxton Davis for a business license permit. Mr. Davis informed the Commission that he would like to be approved for a business license for his mobile, car detailing business. The business would be called Wicked Wagon Detailing. Mr. Davis stated that the business will be a mobile car detailing business, that will run out of a 7'x12' trailer. Dr. Davis stated that his residence is at 100 W 238 S. Commissioner R. Garner asked if Mr. Davis would be washing vehicles at his residence. Mr. Davis stated that he plans to wash and detail vehicles at the owner's homes and has no plans now, to alter his residence to conduct his business at his own residence. Mr. Davis stated that he plans to keep his business local. There were no concerns. Commissioner D. Bergeson motioned for the Commission to approve the business license permit. Commissioner R. Garner seconded the motion. All in favor "Aye". Motion carried

Daniel Tanner – Culinary Water Inquiry – 2400 W 800 N – Chairman P. Foster recognized Daniel Tanner for an inquiry regarding culinary water availability at 2400 W 800 N. Mr. Tanner informed the Commission that he is currently under contract to purchase a residential parcel from Nick Bowles located at approximately 2400 W 800 N. Mr. Tanner stated that he has been in contact with Public Works and has talked to Paul Swainston. Mr. Tanner stated that Mr. Swainston informed him that there is a 2" water line on the east side of the road and that he is hesitant to allow someone to tap into that line without first upgrading it. Mr. Tanner asked the Commission if upgrading the water line would be his responsibility or if the town would cover the costs of upgrading the water line. Chairman P. Foster informed Mr. Tanner that the water line would indeed need to be upgraded to an 8" water line in order to be in compliance with the State's requirements and that it would be the responsibility of either the purchaser of the lot or the seller of that lot. Mr. Tanner informed the Commission that he is a licensed civil engineer and has already constructed plans regarding upgrading the

water line and would like to know who he should submit those plans too and if he could simultaneously submit those plans along with his building permit or if they needed to be submitted before starting the building permit process. Chairman P. Foster stated that he sees no reason why both documents couldn't be submitted at the same time. Chairman P. Foster informed Mr. Tanner that he would need to work with Mr. Swainston with Public Works and Marcus Simmons with JUB Engineering regarding the water line upgrade. Mr. Tanner asked who he would submit the proposed upgraded water line plans to. Chairman P. Foster stated that he would need to give them to Public Works for review and that the City's engineer would also need to review them. Chairman P. Foster informed Mr. Tanner that the possibility of a fire hydrant could also be required. Mr. Tanner asked if it would be okay now that he has the okay from Planning and zoning regarding the proposed water line upgrade to get in touch with Mr. Swainston from Public Works and Mr. Simmons from JUB Engineering for approval. Chairman P. Foster informed Mr. Tanner that he is okay to contact Mr. Swainston and Mr. Simmons for review of the upgraded water line located at 2400 W. Once the plans have been approved by both Public Works and JUB Engineering then Mr. Tanner would need to present those approved plans at a following Planning and zoning meeting for final approval. Mr. Tanner had no other questions or concerns at this time.

Dallin Buttars – Building Permit – ~351 S 2400 W – Chairman P. Foster recognized Dallin Buttars for a building permit for a new home. Mr. Buttars informed the Commission that he was able to get the additional 11' that was required. Mr. Buttars informed the Commission that the lot has been split and that there is a warranty deed showing that he owns the land, but it has yet to be recorded, so it doesn't have the stamp from the recorder yet. Mr. Buttars asked if he would be allowed to proceed with the building permit process while he waits for the deed to be recorded. Chairman P. Foster asked Recorder Dona Kay Flint if there was anything else that was needed from Mr. Buttars. Ms. Flint informed the Commission that all she needed before it could be sent to the Inspectors at Hyde Park was the Res. Check and the Manual J and D, then it could be submitted to Hyde Park and start the plan review. Mr. Buttars informed the Commission that there is no basement only a crawlspace. Chairman P. Foster informed Mr. Buttars that he would have 45 days to get the warranty deed recorded. There were no concerns. Commissioner D. Bergeson motioned for the Commission to approve the building permit contingent on recording of the warranty deed that includes the full 10 acres being recorded by or before Tuesday, 24th of August 2021. Commissioner R. Garner seconded the motion. All in favor "Aye". Motion carried

Summit Ridge Homes – Building Permit – ~165 E Center St. – Chairman P. Foster recognized Chase Sessions for a building Permit. Mr. Sessions informed the Commission that he would like to be approved for a building permit to build a single-family home located at 165 E Center. Mr. Sessions stated that the home will follow all set back requirements. Mr. Sessions asked for approval of gas, sewer and water and then asked what would need to be done to proceed to get these hookups. Commissioner D. Bergeson asked who owned the property. Mr. Sessions informed the Commission that he bought the property from Mr. Wolford and that it has been recorded with the County. Mr. Sessions stated that Wes Lewis and himself have partnered on the project and has hired Summit Ridge Homes, Bryce Sadler to build it as a spec home. Mr. Sessions stated that the home would be built slab on grade, the main level would be 1,600 sq. ft. and would have a second story. Mr. Sessions asked what would be required for the road approach. Chairman P. Foster informed Mr. Sessions that he would need to contact the State and proceed with what they require for the approach. Chairman P. Foster informed Mr. Sessions that he would need to get in touch with Public Works regarding the sewer and the water. There were no concerns. Commissioner R. Garner motioned for the Commission to approve the building permit. Commissioner D. Bergeson seconded the motion. All in favor "Aye". Motion carried

OTHER

Recorder – Dona Kay Flint –

Dyrt Development – Recorder D. Flint informed the Commission that Dyrt Development is at a standstill as of now. Ms. Flint stated that there is still some paperwork that they need to finish up, before they can proceed. Ms. Flint informed the Commission that she sent them all an email earlier that day regarding concerns from Marcus Simmons at JUB regarding the electricity, power poles and road in that area and asked the Commission to look over the email.

Baldwin Estates – Recorder D. Flint informed the Commission that Darrin Michaelis has brought in the envelopes for the Public Hearing. D. Flint stated that she has received the final plat from Marcus, all the lots have parcel numbers and addresses. Ms. Flint stated that the next step would be to schedule a public hearing. Ms. Flint asked if it would be okay to schedule a Public Hearing right before the next scheduled P&Z meeting on Tuesday August 3rd, 2021. There were no concerns regarding the Public Hearing.

3. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Commissioner R. Garner motioned that the Lewiston City P&Z meeting adjourn. Commissioner D. Bergison seconded the motion. All members present voted “Aye”. Motion carried
The meeting adjourned at 7:41 p.m.



A handwritten signature in blue ink, appearing to read "Christine Atkins".

Lewiston City Planning & Zoning Clerk

