

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
October 5, 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 & Abel Herrera
Council member: John Morrison
Treasurer/Office Manager: Mary Simpson
Absent: Eric Nielson, Jarred Glover & Christina Atkinson

Public Attendance:

1. CALL TO ORDER

V. Chairman Garner called the meeting to order at 7:00 pm.

V. Chairman Garner excused Eric Nielson & Jarred Glover. It was noted that Phil Foster is no longer on the Commission. The Commission would like to extend their appreciation to Phil for the service he gave as a Planning and Zoning Commission member.

Councilmember J. Morrison informed the commission that Jarred Glover has been appointed as a planning and zoning commissioner.

V. Chairman Garner addressed the minutes of the Lewiston City P&Z Public Hearing and Meeting held September 7, 2021. Commissioner D. Bergeson motioned for the Lewiston City P&Z Commission to approve the minutes of September 7, 2021. Commissioner A. Herrera seconded the motion. All in favor "Aye". Motion carried.

2. NEW BUSINESS

Lance Wolfley – Kennel License Permit – 1150 S 800 E – V. Chairman R. Garner tabled the motion for this permit as Lance Wolfley is not in attendance.

Jesse Smart – Building Permit – Accessory Building – 1460 S 800 W – V. Chairman R. Garner recognized Jesse Smart for a building permit. Mr. Smart informed the Commission that he would like to be approved for a building permit to build a 30 x 40 steel building on the North side of his house to be used as a hobby shop. The provided plans were reviewed for setbacks. V. Chairman Garner inquired if there would be a bathroom. Mr. Smart replied there would be no bathroom, but the building would have no plumbing, there would only be electricity. Mr. Smart noted that the peak height would be 16 ½ feet high. There were no issues noted with that height. Upon review of the plans there were no additional concerns. The plans have been submitted into the City Inspect system. V. Chairman Garner motioned for the Commission to approve the building permit. Commissioner D. Bergeson seconded the motion. All in favor "Aye." Motion carried

Daniel Tanner – Lot Inquiry – 800 N 2400 W – V. Chairman R. Garner recognized Daniel Tanner for a lot inquiry. Mr. Tanner informed the Commission that he came before the Commission in July where there was discussion about the lot that Mr. Tanner had purchased and inquiring about the ability to build on that lot and

the culinary water line. Mr. Tanner is requesting that they be able to continue with what was agreed in July. Commissioner Bergeson noted that this would need to go through the City Maintenance Department for the water line and Mr. Tanner noted that the agreement was for him to install the water line. Commissioner Bergeson remarked that it started as a lot split between Mr. Tanner and Mr. Bowles, who then wanted to add another lot which made it a subdivision. Mr. Tanner wanted to clarify that he was not a part of the lot split. That had been achieved prior to his purchase of the lot. He purchased a piece that was developed for him to build and is looking for the ability to do that. Council member Morrison noted that the map provided shows a lot split off Mr. Bowles' property which is Mr. Tanner's lot, which is fine until Mr. Bowles tries to split again making it a subdivision but that there should be nothing holding up Mr. Tanner as he purchased the property under a lot split. After review of the April meeting minutes it was found that the lot split had been approved at that meeting for two building lots. The misunderstanding seems to have been in the original application whereas Planning and Zoning felt that the lot split indicated 2 total building lots with one being the lot sold to Mr. Tanner and the original building lot for the property. V. Chairman Garner said that he does not see a problem with the one lot, but the second lot is of concern because there are now requirements that must be met as a subdivision. It was determined that the Planning & Zoning Commission will follow up regarding the water line requirements. V. Chairman Garner remarked that if it is approved, then it is under the subdivision requirements. Mr. Tanner is seeking approval to proceed with the building permit contingent on contacting Mr. Swainston and the City Engineer concerning the culinary water line and ensuring that he has assistance pushing the process along. Commissioner Bergeson reiterates that it would be contingent upon Mr. Swainston and Marcus' approval regarding the water. V. Chairman Garner remarked that they (Planning and Zoning) need to get with Mr. Swainston regarding the water and then get back with Mr. Tanner on the permits because they cannot approve a permit without knowing if it is possible at this point. Mr. Tanner agrees that he does not want to submit a plan for a building permit without having the culinary figured out. He wants to be able to do both construction and the water line simultaneously. He also wants to ensure that his lot can be approved as a single dwelling and not held up as a subdivision, contingent upon the culinary being figured out. Commissioner Bergeson proposed to table the motion until discussion with Mr. Swainston could happen and they can provide an answer regarding the culinary water. It was proposed to put Mr. Tanner on the agenda for the November meeting where Mr. Tanner can bring his plans and other documents. Commissioner Bergeson noted that the city would need to discuss with Marcus for any concerns legally. V. Chairman Garner stated that he would talk to Mr. Swainston about the city's requirement for the water lines and hydrants to Mr. Tanner's lot and would get information to Mr. Tanner. V. Chairman R. Garner motioned for the Commission to table the discussion until the next Planning and Zoning meeting. Commissioner Bergeson seconded the motion. All in favor "Aye." Motion tabled until the November Planning & Zoning meeting.

OTHER BUSINESS

No new business.

3. ADJOURN

There being no further business to come before the Planning and Zoning Commission, V. Chairman R. Garner motioned that the Lewiston City P&Z meeting adjourn. Commissioner D. Bergeson seconded the motion. All members present voted "Aye." Motion carried.

The meeting adjourned at 7:40 p.m.


Lewiston City Planning & Zoning Administrator

