

**MINUTES FROM THE CITY  
PLANNING AND ZONING MEETING  
OF THE CITY OF LEWISTON  
April 5, 2022**

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

Attendance: Vice Chairman (acting Chairman): Eric Nielsen  
Commissioners: Abel Herrera, Delon Mortimer, Jarred Glover, Kevin Davis  
City Council Member: John Morrison  
P&Z Administrator: Stephannie Davis  
Absent: n/a

Public Attendance: Paul Sorenson, Reed Zaugg, Joe Cann, Julie Rudie, Kelsen Rudie, Carson Rudie, Keaton Haviland, Chris Field, Nancy Pitcher, John Nielsen, Teresa Nielsen, Nathan Mekhaeil, Jeff Hall, Chris Karren, Vern Fielding, Lauri Baldwin, Mary Simpson

1. CALL TO ORDER

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

Pledge of Allegiance

V. Chairman Nielsen opened by welcoming Stephannie Davis back as the P&Z Administrator followed by discussing designation of Chairman and Vice Chairman as Commissioner D. Bergeson is no longer on the Commission. Commissioner Glover made a motion to approve Eric Nielsen as Chairman and Abel Herrera as Vice Chairman. Commissioner Mortimer seconded the motions. All in favor, none opposed. Motion Carried.

Chairman Nielsen addressed the minutes of the Lewiston City P&Z Public Hearing and Meeting held February 1, 2022, and March 1, 2022. V. Chairman Herrera noted one spelling error in the March minutes and one grammar error in the February minutes. These errors will be corrected. Commissioner Glover made a motion to approve the Minutes. Commissioner Mortimer seconded the motion. All in favor, none opposed. Minutes approved.

2. BUSINESS

Reed Zaugg – Lot-Line Adjustment – Approval – 1190 W Center – Chairman Nielsen recognized Reed Zaugg for approval of a lot-line adjustment. Mr. Zaugg informed the Commission that they are in the process of consolidating properties at the dairy facility. They have 2 homes that are in the middle of the dairy. This is a follow-up to the previous month's meeting. They will be adjusting the line on the East boundary. Due to the limited space between the home and the milking barn, there needs to be approval on the adjustment. The nonconforming lot already exists as the original homestead. Commissioner Glover asked about the measurements. Councilman Morrison clarified that the nonconforming lot already exists, and this would allow to move the property line, so it does not run through the middle of the home (as it does currently). For the Parcel to the West, Mr. Zaugg will section it from the rest of the property so that the house is

Chris Karren - Subdivision Sketch Plan - Discussion ~ 1100 W 800 N – Chairman Nielsen opened the discussion for the subdivision on ~ 1100 W. 800 N. Mr. Karren offered that there is already one property in the corner, and they would like to create a second lot. The triangle on the map behind the parcels would be the set-aside for both parcels. Both parcels would fit with the pivot. Councilman Morrison confirmed that this would be a cluster subdivision and would require all the subdivision requirements. Mr. Karren asked how far back we go back when looking at the parent parcel for subdivisions. Administrator Davis confirmed that the look-back time is May 4, 1970. She also confirmed that if the application moved forward then a few more properties would have to have title searches completed to ensure they are reviewed in this subdivision and would be looking at the full 80-acres. Mr. Karren offered that the original property may have been several different parcels and that the County may have combined the separate parcels (-0012 and -0006). Discussion concluded.

### OTHER BUSINESS

Chris Karren – Lot-line Adjustment - ~ 600 W 1600 S – Administrator Davis remarked that Mr. Karren had come in this past week to inquire about a potential lot-split. Mr. Karren offered that on 1600 S and approximately 600 W. He owns 100-acres that was all one parcel. A couple of years ago he split off 7.5-acres resulting in 2-acres (-0028). They would like to sell this 7.5-acres and an additional 7.5-acres as one parcel. They would run ½-pivot to accommodate this parcel. This would have 500' of frontage. Originally the parcel was -0002. He would like to sell a total of 15-acres as one parcel. Administrator Davis confirmed that they would look at the historical parcel to see if these need to be a subdivision or not. Councilman Morrison asked if he is splitting, or just moving the line to increase parcel “-0028” larger. Mr. Karren confirmed that they are wanting to move the line to make that parcel larger. Commissioner Mortimer asked if there will be water included. Mr. Karren replied in the affirmative of 10 shares of water. Commissioner Mortimer confirmed if they could split it again. Mr. Karren said that the new owner would want to subdivide, and Mr. Karren would set-aside the additional acreage for the required set-aside. Administrator Davis reiterated that there would still need have the background completed for the full process. Discussion concluded.

- Keaton Haviland – Discussion of the same property above – Mr. Haviland asked if the water line that is across the road (the fire hydrant) will be extended in 2022. He said that he contacted Paul (Public Works Director) and he said the line ends there. Mr. Haviland asked if there is a way to get a more definitive timeline of when the water line will be extended. Councilman Morrison said that the water line has been out to bid for many water improvements (including the SW side of the city), but he is not sure when this will happen. Mr. Haviland then asked how close a fire hydrant must be. Administrator Davis said that it is in the Construction Standards for Public Works and will follow-up on this question. Mr. Haviland asked about a future split of this property and if he could designate a 2-acre lot where they would build their house and then have Mr. Karren provide the additional 5-acres for the set-aside. It was confirmed by Commissioner Mortimer that the set-aside would have to be touching the acreage. He was asking if the set-aside could be “frontage.” Administrator Davis asked Mr. Haviland to send the drawing to her so that she can confer with the City Engineer. Discussion concluded.



Administrator Davis remarked that the City Engineer would need to be asked these questions as follow-up. Discussion concluded.

- P&Z Administrator – Reminder that the Land-Use Seminar is Saturday, June 9<sup>th</sup> from 1-4 pm. On April 26<sup>th</sup>, various Cache County Departments will hold an information session from 6-8 pm in the Ballroom.
- List of approvals prior to the meeting:
  - Anywhere Auto Repair – Business License – 806 E 200 S
  - Soothing Warm Hugs – Business License – 285 S 100 W
  - Woodsmith Construction – Remodel – 1780 W 2000 S
  - Carson Rudie – Building Permit – SFD – 300 N Main St
  - Chris Karren – Electrical Permit – Ag Building – 821 W 800 N
  - Ridgeline Construction – Building Permit – SFD – 312 N Main St
  - Platinum Homes – Building Permit – SFD – 366 N Main St
  - Jon Nielsen – Building Permit – Shed – 840 W 1600 S
  - Tony Bodily – Ag Building – 3301 W 2000 S
  - Nick Bowles – Ag Building - ~ 1000 N 2400 W

### 3. ADJOURN

There being no further business to come before the Planning and Zoning Commission, Commissioner Mortimer motioned that the Lewiston City P&Z meeting adjourn. V. Chairman Herrera seconded the motion. All members present voted “Aye.” Meeting adjourned.

The meeting adjourned at 8:09 p.m.

  
Lewiston City Planning & Zoning Administrator

