

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
July 12, 2022**

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,

Absent: Kevin Davis

Public Attendance: Nate Mekhaeil, Jeremy Broadhurst

1. CALL TO ORDER

Chairman Nielsen called the meeting to order at 7:02 pm.

Pledge of Allegiance

Chairman Nielsen opened and acknowledged the absence of Councilmember Morrison of the city council, but there are four P&Z commissioners so they can have a meeting.

2. BUSINESS

Brent Glover – Chairman Nielsen recognized Nate Mekhaeil who is representing Brent Glover. Mr. Mekhaeil provides a handout showing the parcel(s) he wishes to discuss. He is trying to make a lot line adjustment for parcel number 14-020-0003. There is a 4.4 acre lot shown on his handout that he wants to create as a residential building lot. He would also like to make a lot-line adjustment on parcel 14-020-0019. Mr. Mekhaeil was instructed to upload these changes to City Inspect. He was having trouble getting an account set up so he called City Inspect and spoke to the owner(?) who helped him get an account set up, and as they talked Mr. Mekhaeil explained what he was trying to upload, and the owner told him he couldn't because Lewiston City doesn't pay for that. He is here tonight looking for direction on how to proceed. Commissioner Glover explains to the rest of the commission that he is party to this transaction and will not vote on anything if it comes to that. Commissioner Glover explains that two of these are boundary line adjustments, which can just be recorded by the landowner with Cache County. The handout shows the ag-land set asides for both new residential parcels, but with the creation of a new parcel he questions if that is a subdivision. Commissioner Mortimer says that frontage and acreage and set aside is in order according to the book. Mr. Mekhaeil says that his surveyor requires the commissions approval before he will proceed with Cache County. Through discussion the commission concludes that there is nothing wrong with the proposal. Commissioner Glover recuses himself from action on this matter. Chairman Nielsen motions to approve the lot-line adjustments and lot-split. Commissioner Mortimer seconds. All in favor.

Jeremy Broadhurst - Chairman Nielsen recognizes Mr. Broadhurst. He provides a packet to the Commission. Mr. Broadhurst explains that he is looking to buy a lot in the business park to build a

self-storage facility. The packet shows a similar project they did in Hyrum. Mr. Broadhurst is looking for approval from the commission on this business model before they move forward with a purchase of land in the industrial park. An in-depth discussion follows over the use of shipping containers and how Mr. Broadhurst uses them as storage units. These are one-trip containers, so the overall condition is near new, and they are all the same color. The commission agrees that it appears to be an acceptable use of the property, but they need to look into the question of if shipping containers are prohibited in the city code. The consensus is that it would be approved as long as it is within the code.

OTHER BUSINESS

Chairman

- Town Business

- Municipal Codes – Discussion

- Mini Subdivision/Cluster Subdivision in the A-10 Zone – Discussion - Chairman Nielsen opened discussion on the municipal codes. He remarks that Councilmember Morrison has provided proposed changes for cluster subdivisions. This involves the platting requirement verbiage to change from “shall apply” to “may be required”.
- Zoning for Multi-Family in the Main Street Commercial Zone – Chairman Nielsen explains the need to look at changing zoning along Main Street to allow multifamily usage. He says there are currently apartments on the second floor of some buildings which is allowed. The issue being brought up concerns the property at about 53 S. Main where the nursing home was. It is no longer a nursing home, but the building is being used as multifamily housing. The code will be reviewed to allow multifamily throughout the downtown commercial zone, not just on the 2nd floor of the older buildings.

3. ADJOURN

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

The meeting adjourned at 8:03 p.m.

Chris Barr

Lewiston City Recorder

