

**MINUTES FROM THE PUBLIC HEARING &
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
August 9, 2022**

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

Attendance: Chairman: Eric Nielsen, Vice Chairman: Abel Herrera
Commissioners: Delon Mortimer, Jarred Glover
City Councilmember: John Morrison

Public Attendance: Curtis Griffiths, Jeff Hall, Brooke Hyer, Cody Hyer

1. CALL TO ORDER

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

Pledge of Allegiance

Chairman Nielsen welcomed everybody to the meeting and public hearings on allowing residential living in the downtown commercial zone, and changing the subdivision platting requirements in the A-10 zone.

2. PUBLIC HEARINGS

Commissioner Mortimer motions to open the public hearing to allow residential living in the downtown commercial zone. Commissioner Glover seconds. All in favor. Motion passes.

Commissioner Mortimer motions to open the public hearing to change the subdivision platting requirements. Commissioner Glover seconds. All in favor. Motion passes.

Downtown commercial zone to allow residential living:

Jeff Hall addresses the room to support making the changes to allowing residential living in the downtown commercial zone. He says that it has been happening for eons, and it has been a flaw in the city code. Making this change will correct the problem, and it is easy to distinguish the downtown commercial zone from other commercial areas.

Councilman Morrison points out that the changes would differentiate the zones by calling zone C1 Min Street from Center to 60 South, and zone C2 as the rest of the commercial areas (business park). He shares the following comment from Kevin and Stephannie Davis: "In terms of the multi-family units, it is our belief that you are opening up a can of worms with many changes to other areas of the municipal code if it is allowed under the commercial or residential zones. It would be better to change the zoning altogether and add a multi-family zone into the master plan for that area with the appropriate notifications, public hearings, and follow-through. As you know, if it is allowed in a certain zone (Commercial), then you cannot stop it from happening in other areas where there is the same zoning. At the very least, it should be amended as a Conditional use with the process being completed per the municipal code and submitted into records with the Recorder and City on file for future reference."

Councilman Morrison says that the way they have approached this takes care of those concerns because residential living is not just being opened up to the commercial zone. It is still classified as conditional use, and splitting into C1 and C2 allows control over it by defining exactly what zone C1 is. He explains that they are trying to correct the zoning to match what is already happening, and when the master plan is done this fall they can create the definition for multi-family and areas where this might expand.

Commissioner Herrera questions who will be helping to make sure that everything is done correctly on the master plan. Mayor Jeff Hall replies that we will have our lawyer review everything, and the county planner will be able to answer questions as well as the Utah League of Cities and Towns. He emphasizes that the planning and zoning commission will need to make sure that all the specifics are addressed.

Changes to the subdivision platting requirements in A-10 zone:

Councilman Morrison explains that right now the code for cluster subdivisions reads: 'An application for a cluster subdivision shall be submitted to the zoning administrator. The application requirements for a preliminary subdivision plat and the final subdivision plat shall apply'. The proposed change is to change 'shall apply' to 'may be required for a cluster subdivision between three and five lots and will be required for a cluster subdivision over five lots'. This won't remove any of the requirements for a buildable lot, it shifts the responsibility from the developer to the new owner of the lot.

At 8:04 Commissioner Glover motions to close the public hearing on allowing residential living in the downtown commercial zone. Commissioner Mortimer seconds. All in favor. Motion carries.

At 8:04 Commissioner Glover motions to close the public hearing on changes to the platting requirements in the A-10 zone. Commissioner Herrera seconds. All in favor. Motion carries.

Chairman Nielsen motions to approve the proposed change to allow residential living in C1 commercial zone as outlined on Main Street from Center Street to 60 South, and have it presented to City Council. Commissioner Mortimer seconds. All in favor. Motion passes.

Commissioner Mortimer motions to approve the proposed changes as outlined to the platting requirements for cluster subdivisions in the A-10 zone, and have it presented to City Council. Commissioner Glover seconds. All in favor. Motion passes.

3. BUSINESS

Review of minutes from prior meeting – Chairman Nielsen asks if everybody has reviewed the minutes. Commissioner Herrera motions to approve the minutes. Commissioner Mortimer seconds. All in favor. Motion passes.

Councilman Morrison reports that Kevin Davis has resigned from the commission, and they are working on proposing a name for his replacement at the city council meeting in two weeks.

Keaton Haviland – Councilman Morrison reports that he spoke to Mr. Haviland before the meeting and explained that he just needs to draw up his plans and get them submitted to City Inspect. The approval process can go forward from there.

OTHER BUSINESS – Curtis Griffiths is recognized by Chairman Nielsen. Mr. Griffiths explains that he is waiting for the commission to approve the project so he can begin a remodeling project. Councilman Morrison is able to approve it on his phone.

4. CITY BUSINESS

- Councilman Morrison Report – No new items to discuss.
- Municipal Codes – Discussion – Commission will start to review the Master Plan individually and begin discussing it as a commission in the meetings beginning next month.

5. ADJOURN

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

The meeting adjourned at 8:29 p.m.

Chris Barr

Lewiston City Recorder



