

**MINUTES FROM THE CITY
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
January 3, 2023**

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

Attendance: Vice Chairman, Abel Herrera
Commissioners: Delon Mortimer, Jarred Glover, Patti Wiser
City Council Member: John Morrison
Mayor: Jeff Hall
Absent: Chairman, Eric Nielsen

Public Attendance: Jeff Hall, Klair Kent, Bonnie Gregory and Regan Wheeler

1. CALL TO ORDER

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

Pledge of Allegiance

2. BUSINESS

Mayor Hall – V. Chairman Herrera recognized Mayor Hall. Mayor Hall asked to address the committee to report on conversations he has had with citizens' as well as his own concerns as the planning commission reviews and updates the city's current General Plan. First, Mayor Hall wanted to mention his appreciation for the committee's work and his reliance on their recommendations to himself and the city council. He has concerns about the roads in Lewiston and how narrow and unsafe they can be. He has and will continue to apply for funds through the Council of Governments (COG) to widen city roads. He would like the committee to address the issue of increasing the size of setbacks to avoid problems in the future when we do have the ability to widen the roads. Minimum size of future residential building lots may need to be increased to allow for an increase in front setbacks and to alleviate the need for homeowners to use the right-of-way to park vehicles. Mayor Hall also questions, in the future should city blocks be smaller to avoid large open spaces in the middle of the block that goes unused? Regarding the city's agriculture zone, he agrees with citizens who do not want to see new roads in those areas. Mayor Hall has also had citizens mention the need for the ability to build a home in the current agriculture zone but the A-10 zoning is prohibitive due to the requirement to have a minimum of 10 acres set aside. Although he likes the open space, he also believes in owner's property rights and for them to have land use options.

3. CITY BUSINESS

Councilman Morrison reported that the sale of the parcel previously owned by Lewiston City on Sugar Lane was sold to the neighbor directly west of the property, with an agreement that they sell

half of it to the neighbor on the east side at a later time. Mayor Hall stated that failure of the sale between the neighbors would void the entire agreement.

Discussion for updating the Lewiston City General Plan and possible zoning changes.

Commissioner Wiser began the discussion with the current R-1-10 and R-1-12 zone where the setbacks are 30' at the front yard, 30' at the back yard and 10' on the side yards. Prompted by a question from Bonnie Gregory a discussion took place on how the front setbacks are determined. Mayor Hall stated that there is not a good answer because roads in Lewiston are not always straight, but that it should be measured from the city's Right-of-Way. The discussion continued that the city may need to establish a new residential zoning district for a larger lot size. This would accommodate the increase in minimum front yard and side yard setbacks that has been discussed.

Discussion began on proposing the areas for future growth of the residential zones along 200 east to 800 East and along 200 south to 800 south on main street. The question was asked about how we go about making these changes. Mayor Hall suggested the commission review the General Plan and mark it up with recommended changes. He would like the planning commission to be the body that recommends an updated General Plan to the city council.

Commissioner Wiser makes a **motion** to establish a residential zoning district R-1-15 with the following site development standards:

Minimum Setback Distances and Lot Size

Front Yard – 45'

Rear Yard – 30'

Side Yard – 10'

Frontage – 125'

Lot Size – 15,625 sq. ft.

Seconded by Commissioner Glover. Motion passes by a 4-0 vote.

Discussion began regarding the current A-10 agriculture zone. There is a general consensus on the commission that the requirements are prohibitive for SFD in the agriculture zone requiring a 10 acre density. The discussion centered around what is the proper minimum lot size in the agriculture zone as well as the minimum setback distances and frontage of the lots. Regan Wheeler spoke on an area in Utah that has ranchettes with 2 acre lots that he thinks look ideal and is a functional lot. Commissioners made the following preferences known:

Commissioner Mortimer: Likes the 2-acre lot size with 250' frontage and 50' front setback. Stated that it gives those landowners with less than 10-acres more options.

V. Chairman Herrera: Agrees with the 2-acre lot size with 250' frontage and 50' front setback.

Commissioner Wiser: Likes the idea of either 2-acre or 3-acre lot size with 250' frontage and 50' front setback.

Commissioner Glover: Prefers larger lot size of 3-acre and larger frontage of 300'. He believes from community input that we are going against their wishes to not allow major growth in Lewiston that has happened in surrounding communities.

Discussion will be **tabled** and continued at the next meeting.

4. 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 9:09 p.m.



Lewiston City Planning & Zoning Administrator



