

**MINUTES FROM THE PUBLIC HEARING AND
PLANNING AND ZONING MEETING
OF THE CITY OF LEWISTON
DECEMBER 6, 2022**

Lewiston Planning and Zoning Meeting and Public Hearing held in the Lewiston Club Room, 29 South Main, Lewiston, Utah

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

Public Attendance: Cole Naegle, Bonnie Gregory, Regan Wheeler, Kameron Little, Rob & Wendy Seamons, Robert Barlow, Gordon Barlow, Lee & Brigitte Barger, Joshua & Amy Cook, Klair Kent, Cruz Thomas, Jim Anderson, Michelle Anderson, Russ Piggott, Brad Wiser, Parker Haviland, Marian Fielding, Brooke Hyer, Shelbre Kaczmarczyk, Vern Fielding.

1. CALL TO ORDER

Chairman Nielsen called the meeting to order at 7:02 pm. and welcomed all in attendance.

2. PUBLIC HEARING

Motion to open Commissioner Wiser, Seconded by Commissioner Glover. All in Favor.

Kameron Little stated he wants Lewiston to stay small, local and farm based.

Mayor Hall shared comments he has received to keep agriculture a priority, no high density housing, but they are not anti-growth, well thought out, planned in areas that it can be serviced by the city.

Commissioner Wiser displayed current zoning map with explanation of current zones.

Councilman Morrison Defined R-1-10 zone and stated R-1-12 frontage is 80 feet would be the smallest zone going forward.

Mayor Hall reiterated the purpose of the public hearing is to update the Lewiston City General Plan and it should be reviewed every 5 years.

Regan Wheeler struggles with the A-10 designation in the agriculture zone and states it is confusing to real estate and financial professionals as well since the additional land declaration is not a recordable document. Regan Likes 2-acre and 3-acre lots, ranchettes.

Councilman Morrison states commission would like to change from A-10 and is looking for input from citizens on size and frontage. Frontage seems to be an issue as much as the 10-acre requirement. Councilman Morrison mentions we need to create new residential areas since we are currently out of lots in residential zones.

Parker Haviland asks if R-1-12 has been discussed and where would that zone be located? Councilman Morrison responds, Yes, ideally it would be connected to current residential zone and where current infrastructure is located. Parker believes most lot sizes requested would be 1-acre. Parker asked about variances and planning commissions reluctance to grant them. Mayor Hall states that variance request will be heard but legal counsel has mentioned it is a slippery slope to grant variances without unreasonable hardship to the property owner. Parker Haviland agrees that if the frontage requirement stays at 250' the minimum lot size would need to be larger than 1-acre.

Kameron Little questions how the Baldwin Estates where recently developed as an R-1-10? Councilman Morrison explains that those lots had been approved decades ago and have just recently been developed.

Regan Wheeler questions will A-10 zone survive? Councilman Morrison states that Lewiston is one of the last cities that have an A-10 zone, he doesn't believe it will survive. Mayor Hall explains our attorney has mentioned any parcel that is an acre in the A-10 zone is an illegal parcel and there are currently dozens of parcels that are not 10-acres. It has not been enforced and the 9-acre declaration is not a recordable document and has not been tracked. It has not worked from the beginning.

Bonnie Gregory asked where would new residential zone be located? Councilman Morrison explained that we would want it to be in the areas closest to the sewer system which would be east and south of the city center.

Commissioner Wiser also mentioned that these areas are currently owned by only a few landowners and you may not see new homes go up anytime soon.

Parker Haviland asked what is the capacity of the sewer system? Councilman Morrison said the sewer system needs updates and the city is in the process of getting the updates done. Once the system is updated there would be more than enough capacity for the areas that would be rezoned to residential. Mayor Hall mentioned he signed papers today on a \$4.8mm project to improve the sewer system.

Parker Haviland asks about other possible zones? Commissioner Mortimer would like to see more options for landowners that have less than 10-acres. Parker asks what prevents a developer from buying 500-acres and putting in their own roads? Councilman Morrison states only the City has the authority to classify roads as Class C. The code as currently written only allows frontage on a Class C road. V. Chairman Herrera asks Mayor Hall what it costs to maintain a class c road? Mayor Hall states the city receives funding for every mile of class c road and 100% must be spent on road maintenance. Those funds do not cover the cost for all the city's road maintenance, we spend up to an additional 80 cents for every dollar of funding and it comes from the general fund.

Bonnie Gregory would like to keep Lewiston agriculture focused, agrees changes need to be made, there is a need for growth, compromise. Would like her family the opportunity to build a home by her. Does not like A-10, she has 12-acres but currently does not have enough land for her kids to build on her property.

Commissioner Mortimer states there are many landowners that are stuck with the 10-acre requirement in agriculture zone and unable to build a home if it is under 10-acres.

Regan Wheeler does not believe lowering the agricultural zone lot size minimum will bring extensive growth to the community.

Gordon Barlow mentions Cornish town changed to 2-acre lot size and 300' frontage. He likes the 2-acre size.

Councilman Morrison: Majority of lots in agriculture zone have been 1-acre with 9-acre declaration.

Russ Piggot, a valley realtor mentions water issue make it difficult to maintain 10-acres, narrower frontage would keep front looking nice while keeping the back hidden.

Bonnie Gregory asks about the timeline for changes? Councilman Morrison explains sometime after the public hearing the Planning Commission will make recommendations to city council. No definite timeframe but would like it done soon.

Commissioner Glover makes a Motion to close the public meeting, Commissioner Wisner seconds, all vote in favor. Public Hearing closes at 7:58 p.m.

PLANNING AND ZONING COMMISSION REGULAR PUBLIC MEETING

1. Chairman Nielsen addresses the minutes from the meeting held on November 1, 2022 for approval. Motion to approve the minutes as presented by V. Chairman Herrera, second by Commissioner Mortimer. All vote in favor.
2. BUSINESS

Cole Naegle - Inquiry

Accessory building under 500 sf. in greenbelt. Recommend submit in City Inspect. Hyde Park building department could answer question regarding flood zone.

Sugar Lane Right-of-Way

City owns a right of way approximately 900 E on Sugar Lane set aside for a crossroad going North and South. Do we need to keep the right-of-way for a future road? Joshua Cook lives on east side and would like to purchase parcel. Lee Barger lives on west side and would like to purchase the property. Mayor Hall instructs the commission that its only responsibility is for the use of the right-of-way in the future and not the decision on whether to sell or not sell. City has not maintained the right-of-way and does not really want to in the future. Commission recommends to Mayor Hall they see no need in the future to use the right-of-way and would prefer crossroads every 2 blocks.

3. CITY BUSINESS

Business Licenses Review:

Solo Salon, Chris Field Design, Rangeland Soaps

Councilman Morrison

Annexation update, City Council petition will be accepted by city council in 2 weeks. Zoning will remain the same as it was with the county, mix of agriculture and industrial. Lewiston City does not currently have an Industrial Zone. May need to change from industrial to C-2 & M-1.

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 was adjourned at 8:54 p.m.



Lewiston City Planning & Zoning Administrator

