

CITY OF PRESTON PLANNING AND ZONING MEETING
January 13, 2016

ROLL CALL Roll Call showed the following Board members present: Chairman Linda Hansen, Commissioner Bruce Hodges, Commissioner Penny Wright, Commissioner Joe Perry, Commissioner Steve Call

Staff present: Wendy Merrill

Others: Larry Andra, Kris Beckstead, Dee Virile Christensen, Terry Larson, Ronald Nielsen, Craig Pyfer, Cody Ralphs, Larry Ralphs, Michael Taylor, David Ward, Suzanne Ward

Meeting was called to order at 6:00 p.m. by Chairman Linda Hansen.

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 12/09/15 It was moved by Commissioner Joe Perry and seconded by Commissioner Steve Call to approve the Planning and Zoning Minutes of December 9, 2015. The motion received unanimous approval.

ELECT P&Z CHAIRMAN 2016 Linda Hansen opened nominations for the Chairman of the Planning and Zoning Commission.

Bruce Hodges nominated Linda Hansen as Chairman of the Planning and Zoning Commission.

Joe Perry nominated Steve Call as Chairman of the Planning and Zoning Commission.

There being no further nominations, nominations were closed.

Linda Hansen asked for votes for the Planning and Zoning Chairman. The vote was as follows:

Bruce Hodges, Penny Wright, and Steve Call voted for Linda Hansen as Planning and Zoning Chairman.

Linda Hansen and Joe Perry voted for Steve Call as Planning and Zoning Chairman.

Linda Hansen was elected Chairman of the Planning and Zoning Board for the year 2016, by majority vote, and conducted the remainder of the meeting.

ELECT P&Z VICE-CHAIR 2016 Linda Hansen opened nominations for the Vice-Chairman of the Planning and Zoning Commission.

Penny Wright nominated Joe Perry as Vice-Chairman of the Planning and Zoning Commission.

Joe Perry nominated Steve Call as Vice-Chairman of the Planning and Zoning Commission.

There being no further nominations, nominations were closed.

Linda Hansen asked for votes for the Planning and Zoning Vice-Chairman. The vote was as follows:

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Penny Wright, Bruce Hodges, Linda Hansen, and Steve Call voted for Joe Perry as Planning and Zoning Vice-Chairman.

Joe Perry voted for Steve Call as Planning and Zoning Vice-Chairman.

Joe Perry was elected Vice-Chairman of the Planning and Zoning Board for the year 2016, by majority vote.

**PUBLIC
HEARING
CODY
RALPHS
BLUE SAGE PUD
3RD NORTH
3RD EAST**

Chairman Linda Hansen called for the Public Hearing to give consideration to the application of Cody Ralphs, Blue Sage Park, 3rd North & 3rd East, for a Planned Unit Development, requiring public input to the approval in principle of the preliminary development plan, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on January 13, 2016, before the City of Preston Planning and Zoning Commission at the hour of 6:15 P.M., at the city hall located at 70 West Oneida St., Preston, Idaho, to give consideration to the application of Cody Ralphs, Blue Sage Park, 3rd North & 3rd East, for a Planned Unit Development, which requires public input to the approval in principle of the preliminary development plan (Preston Municipal Code 16.34.180). Specifically, the applicants are requesting that they develop a Planned Unit Development in the vicinity of 3rd North and 3rd East, Preston, Idaho. A copy of the Preliminary Development Plat is on file with the City Clerk at the above stated address, and may be reviewed upon request to the City Clerk.

All persons present will be given the opportunity to be heard in regard to said Application. Written comments or objections to said variance may be submitted to the City Clerk at the above stated address, and the same will be considered if received prior to said public hearing.

Dated this 18th day of December, 2015.

s/Linda Acock, City Clerk
Publish: December 23, 2015

Chairman Linda Hansen gave guidelines for holding a public hearing, and asked if any Board member needed to declare a conflict of interest, or ex-parte contact with the matter. There being none, Chairman Linda Hansen asked Cody Ralphs to present his request for approval of the preliminary development plat for Blue Sage Park Planned Unit Development.

Cody Ralphs presented a preliminary plat for Blue Sage Park PUD to the Board. He stated it would be a community for those 55 and older who don't have the time or energy to maintain large homes and property. The proposed 19 detached and semi-detached homes will be constructed on one level, with wide doorways and spacious bathrooms. The yards and streets will be maintained by a home owners association, and each home comes with a two to three car garage. He briefly reviewed the history of the steps he has taken over the last two years to meet all the requirements for a Planned Unit Development.

Kris Beckstead stood before the Board to voice her support of the project, stating that it is a well planned development by reputable contractors, and would be a great asset to the community.

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Craig Pyfer asked the Board if 2nd North Street would be widened as part of the project, if the sewer would drain down 3rd East or 2nd North, how many parking spaces there would be for visitors, how many garages there would be per unit, and if Planned Unit Developments are allowed in Residential B Zones.

Dee Virile Christensen asked the Board why the proposed 320 North Street doesn't line up with 3rd North Street, and wanted to know how drainage and snow removal issues would be addressed.

Dave Ward asked the Board how power would be delivered to the Planned Unit Development.

Cody Ralphs explained drainage would be handled by swales. The preliminary plat ties the sewer into 2nd North, but he would be open to amending the preliminary plat to send half down 2nd North and half down 3rd East. He further explained the underground power lines will run from 4th North Street. Mr. Ralphs asked the Board if a decision could be made as soon as possible, so he could begin work on the final plat.

Chairman Linda Hansen asked if any written comments, either for, or against, this matter had been received. There were none.

There being no further testimony, Chairman Linda Hansen closed the public hearing and opened the meeting up to the Board for discussion.

After discussion, the Board stated they would review the issue and report their decision at the next Commission meeting.

SUBDIVISION REQUIREMENTS LARRY ANDRA Larry Andra approached the Board concerning requirements for subdividing land on his property at 565 East 4th South. The Board advised him to submit a plan for consideration.

MEETING SCHEDULE The Board discussed changing the meeting date from Wednesday, January 27, 2016 to Tuesday, January 26, 2016, to attend training on open meeting laws and requirements with ICRMP. No action was taken on this matter, therefore meeting shall still be scheduled on January 27, 2016.

ADJOURN Meeting was adjourned at 7:43 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk