

## PLANNING & ZONING MEETING

October 10, 2012

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**ROLL CALL** Roll Call showed the following Board members present: Chairman Bruce Hodges, Commissioner Roger Woolley, Commissioner Cedar Hodges, Commissioner Randy Harris, Commissioner Linda Hansen

Staff present: Engineer Darek Kimball, Clerk Linda Acock, Council Liaison Saundra Hubbard

Others present: Marion Adamson, George Adamson, Scott Beckstead, Leah Thompson, Kevin Thompson, James K. Jensen

**REVIEW & APPROVAL MINUTES OF 09/26/2012** It was moved by Commissioner Randy Harris and seconded by Commissioner Linda Hansen to approve the Planning and Zoning Minutes of September 26, 2012, as written. The motion received unanimous approval.

**REPORT OF APPROVED BUILDING PERMITS** Engineer Darek Kimball reported on the following approved building permits:

Wayne Fellows	1196 N 1400 W	Accessory Bldg
Tom Clements	321 W Oneida	Detached Garage
Doug Saxton	269 Valley View Dr	Accessory Bldg
Lytle Signs	800 N State (Wellcome Mart/Sinclair)	Sign

**SITE PLAN KELLEY DENTAL 419 E HWY 91** The Board continued discussion and review of the site plan for Kelley Dental.

Jim Jensen attend the meeting, to offer support for Kelley Dental receiving commercial approaches from the State Of Idaho Transportation Department, and asked the Planning and Zoning Board to support their endeavor also.

The Board advised Mr. Jensen that they do support Kelley Dental's development. The approaches enter onto the state highway, making the approaches an issue that must be handled through the State of Idaho.

**PUBLIC HEARING SPEC. USE VARIANCE** Chairman Bruce Hodges called for the public hearing to give consideration to an ordinance amendment, proposed by the City council which would amend Chapter 17, Preston Municipal Code, setting standards and procedures for application for special use permits and variances, as follows:

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held before the Planning and Zoning Commission of the City of Preston, Idaho, at the City Hall located at 70 West Oneida Street, Preston, Idaho on the 10<sup>th</sup> day of October, 2012, at the hour of 6:15 P.M., for the purpose of giving consideration to an ordinance proposed by the City Council which would amend Chapter 17, Preston Municipal Code, the zoning ordinance of the City, setting forth standards and procedures for consideration of applications for special use permits and variances, establishing procedures for notice and hearing

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requirements, prescribing duties for the Planning and Zoning Commission in making findings and recommendations for the same, prescribing procedures and standards for the City Council in making decisions upon said applications, providing for a definition of the term “variance”, and repealing Sections 17.30.010, 17.30.020, 17.30.030, 17.30.050, 17.30.090, 17.30.100, and 17.26.090 of the Preston Municipal Code. A copy of the proposed ordinance amending the zoning ordinance is on file with the Office of the City Clerk and may be inspected and reviewed at the City Hall located at the above address.

Written comments or objections may be submitted to the City Clerk, 70 West Oneida, Preston, Idaho 83263. All persons present at the Public Hearing will be given the opportunity to be heard.

Dated: September 13, 2012

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JERRY C. LARSEN  
Preston City Clerk

Commissioner Randy Harris read the Notice of Public Hearing into the record.

Chairman Bruce Hodges asked for comments. There being no one present at the meeting to offer comment, Chairman Bruce Hodges closed the public hearing and opened the meeting up for discussion amongst the staff and Board members.

Engineer Darek Kimball stated that City Council is asking for a modification to the Preston Municipal Codes, so that approval of variances and special use permits will be made by City Council, after receiving recommendation from the Planning and Zoning Board.

Commissioner Cedar Hodges read Section 4 of the recommended changes, stating that the public hearing will be held before the Planning and Zoning Commission. He felt that the process could run more smoothly if the Planning and Zoning reviewed and researched the request, then made recommendation to City Council, and that the City Council held the public hearing for their approval or denial.

It was moved by Commissioner Roger Woolley and seconded to Commissioner Randy Harris to send the recommendation to City Council that section 4 of the Code (17.26.060) be amended to read that the public hearing will be before the City Council instead of the Planning and Zoning Board. The motion received unanimous approval.

**ZONE CHANGE** Scott Beckstead, on behalf of George and Marion Adamson, approached the  
**PRESTON EAST** Board with questions regarding the Preston East Commercial Subdivision. The  
**COMMERCIAL** Adamsons would like to use two of the lots in the subdivision for duplex homes.  
**SUBDIVISION** The property is zoned Business and the ordinances do not allow for residential  
**3RD-4TH E** duplexes beyond 4<sup>th</sup> streets.  
**6<sup>TH</sup> S**

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The Board discussed options for this property with Mr. Beckstead and Mr. & Mrs. Adamson, but no action was taken on the matter.

**COMM.  
WOOLLEY  
EXCUSED**

Commissioner Roger Woolley was excused at 6:57 p.m.

**IMPLEMENT  
CHANGES TO  
BUSINESS  
ZONE**

City Council has reviewed the Planning and Zoning Board's recommendation to change the language in the Ordinances, relating to upgrades and additions to homes within the business zones.

City Council is now directing the Planning and Zoning Board to draw up their recommended changes into the language of the ordinance, so that public hearings can be set.

**ADJOURN  
MEETING**

Meeting was adjourned at 7:00 P.M. by Chairman Bruce Hodges.

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Bruce Hodges, Chairman

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Linda Acock, Clerk