

CITY OF PRESTON PLANNING AND ZONING MEETING
October 14, 2015

ROLL CALL Roll Call showed the following Board members present: Chairman Linda Hansen, Commissioner Penny Wright, Commissioner Charles Chesney, Commissioner Steve Call

Staff present: Wendy Merrill, City Engineer Darek Kimball

Others: Keith Bosworth, Norma Bosworth, Mark Darley, Tina Darley, Saundra Hubbard, Herbert S. Rallison, Pat Rallison, Cody Ralphs, Larry Ralphs, Travis Thompson

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

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 08/26/15 & 09/09/15 It was moved by Commissioner Charles Chesney and seconded by Commissioner Steve Call to approve the Planning and Zoning Minutes of August 26, 2015 and September 9, 2015. The motion received unanimous approval.

REPORT OF APPROVED BUILDING PERMIT Chairman Linda Hansen reported on the following approved building permit:
Brandon Carver 718 East 6th South Detached Garage

PROPERTY SALE HERBERT S. RALLISON Herbert S. Rallison approached the Board about selling a piece of his property. The Board directed him to submit a written request describing the piece of property he wants to sell and outlining his plans for it.

PUD ORDINANCE PARKING QUESTIONS Cody Ralphs sought clarification from the Board on parking requirements as stated in Chapter 16.34.080 of the Preston Municipal Code, which states that the required front yard and side yard which faces on a public street shall not be used for parking space but shall be landscaped and maintained. He explained his proposed Senior Living PUD would front the public street, but would not allow parking in the front yard. He further explained that according to Chapter 16.34.080 of the city code, it was his understanding the front yard may face the public street so long as there is no parking between the building and the public street, and that the CCR's of his proposed PUD would enforce this. The driveways accessing the attached garages would be placed between the homes and the public streets, and therefore he felt the wording of the ordinance would permit driveways accessing the street. The Board stated the intent of the Chapter 16.24.080 was to avoid having multiple driveways accessing city streets and the ensuing congestion. After Board discussion, this matter was tabled for further discussion at a future Planning and Zoning meeting.

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**PUBLIC
HEARING
TWO-FAMILY
DWELLINGS
IN
TRANSITIONAL
ZONE**

Chairman Linda Hansen called for the Public Hearing to consider a proposed ordinance amending allowed uses in the Transitional District, such as removing the two-family dwelling outside the 4th street boundaries restriction.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on the 14th day of October, 2015, at the hour of 6:45 P.M. at the City Hall located at 70 West Oneida St., Preston, Idaho, before the Planning and Zoning Commission to consider a proposed ordinance amending Chapter 17.14.020 of the Preston Municipal Code relating to allowed uses within the Transitional District, within the City and addressing matters such as removing the two-family dwelling outside the 4th street boundaries restriction. A copy of a proposed ordinance is on file with the city clerk at the above address and copies of the same may be obtained from that office from and after September 23, 2015.

All persons present at the public hearing will be given the opportunity to be heard. Written comments and objections may be submitted to the City Clerk at the above address at any time prior to the public hearing, and the same shall be considered by the Commission in its deliberations.

s/Linda Acock, City Clerk

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 opened the public hearing.

Keith Bosworth voiced his approval of the proposed ordinance amendment, explaining that he wished to build a two-family residence on the corner of 8th South Street, and passage of the amendment would allow him to do so.

Chairman Linda Hansen asked if there was anyone in attendance who would like to offer further testimony in this matter. There being none, she then 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.

It was moved by Commissioner Charles Chesney and seconded by Commissioner Steve Call to recommend to Preston City Council the approval of the proposed ordinance amending Chapter 17.14.020 of the Preston Municipal Code to allow two-family dwellings outside the 4th street boundaries restriction. The motion received unanimous approval.

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ADJOURN Meeting was adjourned at 7:08 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk