

CITY OF PRESTON PLANNING AND ZONING MEETING

March 31, 2017

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

Staff present: Wendy Merrill, Mark Owens, Tyler Olson

Others: Marc Gee, Mike Hansen, Kim Palmer, Scott Palmer, Berni Winn, Troy Winn

Meeting was called to order at 5:00 p.m. by Chairman Linda Hansen

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 03/22/17 It was moved by Commissioner Steve Call and seconded by Commissioner Joe Perry to approve the Planning and Zoning Minutes of March 22, 2017. The motion received unanimous approval.

PUBLIC HEARING REZONE PIP, LLC 612 NORTH STATE Chairman Linda Hansen called for the Public Hearing to give consideration to the application of PIP, LLC, 612 North State, for the rezoning of certain property from its present classifications of Residential A-1, Residential B, and Transitional Districts to a classification of Commercial C-3, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on March 31, 2017, before the City of Preston Planning and Zoning Commission at the hour of 5:00 P.M., or as soon thereafter as this matter may be heard, at the city hall located at 70 West Oneida St., Preston, Idaho, to give consideration to the application of PIP, LLC, 612 North State, Preston Idaho for the rezoning of certain property located in the City of Preston, Idaho, from its present classifications of Residential A-1, Residential B, and Transitional Districts to a classification of Commercial C-3. More specifically, PIP, LLC desires that the 14 acre parcel be zoned Commercial C-3. A copy of the legal description of the property requested to be rezoned is attached hereto together with a copy of a map showing the location of the property in proximity to adjoining streets.

All persons present will be given the opportunity to be heard in regard to said Application. Written comments or objections to said rezoning 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 09th day of March, 2017.

s/Linda Acock, City Clerk

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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 and asked Scott Palmer, of PIP, LLC, to present his request to rezone the property at approximately 612 North State, from its present classifications of Residential A-1, Residential B, and Transitional Districts to a classification of Commercial C-3.

Scott Palmer stated he was seeking a rezone of the property at approximately 612 North State, from its present classifications of Residential A-1, Residential B, and Transitional, to Commercial C-3, for the purpose of developing a commercial center.

Commissioner Steve Call asked for clarification on the location of the property, to which Commissioner Joe Perry responded by showing him, on a map of the city, the proposed development site on the East side of North State Street/U.S. Highway 91 and 600 North.

Commissioner Charles Chesney stated he could see no problems with the rezone request.

City Engineer Mark Owens gave a staff report outlining the requested action to rezone the 14 acre parcel from Residential A-1, Residential B, and Transitional to Commercial C-3, asking the Planning and Zoning Commission to determine if the request is in accordance with the comprehensive plan and meets the requirements of the Zoning Ordinance.

Chairman Linda Hansen asked if there was anyone in attendance to provide testimony in favor of granting the rezone request.

There being none, Chairman Linda Hansen asked if there was anyone in attendance to provide neutral testimony regarding the rezone request.

There being none, Chairman Linda Hansen asked if there was anyone in attendance to provide testimony against granting the rezone request.

There being none, Chairman Linda Hansen asked if there was any written testimony regarding the rezone request.

There being none, Chairman Linda Hansen closed the public hearing and opened the meeting up to the Board for discussion.

After discussion, it was moved by Commissioner Joe Perry and seconded by Commissioner Steve Call to recommend to Preston City Council the approval of the Rezone Request for PIP, LLC, as presented, and to allow Chairman Linda Hansen to sign the Planning and Zoning Commission Decision for PIP, LLC – Rezone. The motion received unanimous approval.

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**PLANNING &
ZONING
COMMISSION
DECISION
PIP, LLC
REZONE** It was moved by Commissioner Joe Perry and seconded by Commissioner Charles Chesney to approve the Planning and Zoning Commission Decision of PIP, LLC, to rezone the parcel at approximately 612 North State, north of the National Guard Armory, consisting of 14 acres from Residential A-1, Residential B, and Transitional to Commercial C-3. The motion received unanimous approval.

A copy of the Planning and Zoning Commission Decision of PIP, LLC – Rezone follows minutes.

**BUILDING
PERMIT
PRESTON
SCHOOL
DISTRICT
515 SOUTH
4TH EAST** City Engineer Mark Owens introduced a building permit for the Preston School District, at 515 South 4th East. The permit is for the second phase of the addition to the Pioneer Elementary School for additional classrooms.

Marc Gee, Preston School District Superintendent, explained that this is the final phase of the Pioneer Elementary School expansion project.

It was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney to approve the building permit for Preston School District #201. The motion received unanimous approval.

ADJOURN Meeting was adjourned at 5:48 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk