

CITY OF PRESTON PLANNING AND ZONING MEETING

August 23, 2017

ROLL CALL Roll Call showed the following Board members present: Chairman Linda Hansen, Commissioner Bruce Hodges, Commissioner Penny Wright, Commissioner Charles Chesney, Commissioner Brock Alder, Commissioner Vern Purser

Staff present: Wendy Merrill, Mark Owens

Others: Bryon Martin, Kim Palmer, Scott Palmer, Tyrell Simpson, Berni Winn

Meeting was called to order at 6:15 p.m. by Chairman Linda Hansen

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 08/09/17 It was moved by Commissioner Brock Alder and seconded by Commissioner Bruce Hodges to approve the minutes of August 9, 2017. The motion received unanimous approval.

PLANNING & ZONING COMMISSION DECISION TRICON PROPERTIES ANNEXATION It was moved by Commissioner Charles Chesney and seconded by Commissioner Vern Purser to approve the Planning and Zoning Commission Decision to the City Council to approve the Annexation request for Tricon Properties, and to have Chairman Linda Hansen sign the decision. The motion received unanimous approval.
A copy of the Planning and Zoning Commission Decision – Roberts & Tricon Properties Annexation follows minutes.

PRELIMINARY PLAT NORTH JUNCTION SUBDIVISION City Engineer Mark Owens stated that Scott Palmer, North Junction Subdivision, had submitted a preliminary plat for a commercial subdivision at 625 North State Street, and since the subdivision check-list had been completed he recommended the Board approve the preliminary plat to City Council.

Board discussion addressed the name of the street the subdivision would be on and if this was a commercial subdivision. City Engineer Mark Owens stated it would be 625 North State Street and it is a commercial subdivision. The Board asked Scott Palmer if the preliminary plat addressed the issue of fire truck access and egress. Scott Palmer stated the preliminary plat provides a temporary turn-around for fire trucks until the completion of Phase II of the subdivision.

It was moved by Commissioner Charles Chesney and seconded by Commissioner Vern Purser to recommend to Preston City Council the approval of the preliminary plat for North Junction Subdivision. The motion received unanimous approval.

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**FINAL PLAT
ROCKIN' F
RANCH
MINOR
SUBDIVISION
1101 NORTH
8TH WEST**

City Engineer Mark Owens had reviewed the preliminary and final plats for Jeremiah and Lisa Barnard, Rockin' F Ranch Minor Subdivision, 1101 North 8th West, and recommended the Board approve the final plat to Preston City Council, with the condition that there is a recorded deferral agreement for the improvements.

It was moved by Commissioner Bruce Hodges and seconded by Commissioner Charles Chesney to recommend to Preston City Council the approval of the final plat for Rockin' F Ranch Minor Subdivision, with the condition that there is a recorded deferral agreement for the improvements. The motion received unanimous approval.

**FINAL PLAT
GREEN ACRES
MINOR
SUBDIVISION
360 NORTH
8TH WEST**

City Engineer Mark Owens had reviewed the preliminary and final plats for Jeffery and Sandra Gale, Green Acres Minor Subdivision, 360 North 8th West, and recommended the Board approve the final plat to Preston City Council, with the condition that there is a recorded deferral agreement for the improvements.

It was moved by Commissioner Bruce Hodges and seconded by Commissioner Charles Chesney to recommend to Preston City Council the approval of the final plat for Green Acres Minor Subdivision, with the condition that there is a recorded deferral agreement for the improvements. The motion received unanimous approval.

**BUILDING
PERMIT
CRAIG DOPP
CKD METALS
807 W ONEIDA**

City Engineer Mark Owens reported to the Board that Craig Dopp, CKD Metals, submitted a building permit for a commercial building at 807 West Oneida Street. He stated the building permit is in order and ready to be issued.

**REPORT OF
APPROVED
BUILDING
PERMITS**

Chairman Linda Hansen reported on the following approved building permits:

Corey Nielsen	891 Brookside Drive	House
Austin Hollingsworth	550 North 8 th West	House

**REZONE
VIABILITY
DECISION
BRYON
MARTIN
3RD EAST &
2ND NORTH**

Bryon Martin, P.O. Box 107, Preston, Idaho, presented a diagram of lots #2, #3, #4, #6 and #7 of his proposed 3rd North 3rd East development. He stated that he wished to rezone these lots, as well as two additional lots located at approximately 280 North 2nd East, and approximately 190 East 2nd North, from Residential A-1 to Residential B, and that he was not interested in planned unit developments on any of these lots. He again stated his desire to develop single level handicapped accessible apartments for older residents, duplexes, or similar structures on these lots, and explained that lot #7 would be open space for horses, walkways, gardens, etc.

City Engineer Mark Owens and the Board discussed issues of spot zoning due to the fact that there is a home at 277 North 2nd East that is currently zoned Residential A-1 and the owner would need to agree to the zone change, and the issue of abandoning 3rd North Street.

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After Board discussion, it was moved by Commissioner Bruce Hodges and seconded by Commissioner Vern Purser to have City Clerk Linda Acock set a public hearing to rezone the 3rd North 3rd East development from Residential A-1 to Residential B. The motion received unanimous approval.

**LAND USE
MAP &
ZONING**

City Engineer Mark Owens presented a proposed land use and zoning map to the Board showing the city limits being the same as the impact zone area. He also discussed properties that are not in compliance with city code, lot sizes, and the creation of two new residential zones.

**FEE IN LIEU
OF PARK
SPACE**

City Engineer Mark Owens updated the Board on the progress of the proposed ordinance for fees in lieu of park space in subdivisions, stating that City Attorney Tyler Olson is in the process of revising the ordinance.

ADJOURN

Meeting was adjourned at 7:25 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk