

CITY OF PRESTON PLANNING AND ZONING MEETING
February 27, 2019

ROLL CALL Roll Call showed the following Board members present: Chairman Scott Palmer, Commissioner Penny Wright, Commissioner Steve Call, Commissioner Brock Alder, Commissioner Linda Hansen, Commissioner Chuck Chesney

Staff present: Shawn Oliverson, Linda Acock

Others: Sherrie Hirschi, Peggy Ashby, Dustin Ashby, DeAnn Wilson, Millie Green, Max Green, Brent Wilson, Natasha Wilson, Jeffrey Baxter, Terry Zollinger, Brent Greer, JaLee Greer, Destry Siefert, Miriam Siefert, Jenny Hollingsworth, Steve Dimick, Cherie Dimick, Kathy Zollinger, Brett Jensen, Janene Jensen, Berni Winn

Meeting was called to order at 6:00 P.M. by Chairman Scott Palmer.

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 01/23/2019 It was moved by Commissioner Steve Call and seconded by Commissioner Penny Wright to approve the Planning and Zoning Minutes of January 23, 2019, as written. The motion received unanimous approval.

PUBLIC HEARING PRELIMINARY PLAN P.U.D. HOMESTEADS AT COUNTRY HAVEN 314 W 1ST N Chairman Scott Palmer called for the public hearing to receive public testimony and give consideration to the approval in principle, of the Preliminary Development Plan as per 16.34.190 of the Preston Municipal Code, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on February 27, 2019, before the City of Preston Planning and Zoning Commission at the hour of 6:00 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 Brent and JaLee Greer, The Homesteads at Country Haven, 314 West 1st North, 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 314 West 1st North 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 29th day of January, 2019.

s/Linda Acock, City Clerk

Publish: February 6, 2019

After giving guidelines for holding a public hearing, Chairman Scott Palmer asked if any board member would need to declare a conflict of interest, or ex parte contact. No board member declared conflict nor ex parte contact.

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JaLee Greer presented the Preliminary Plan for a Planned Unit Development at 314 West 1st North Preston ID, and explained plans to remove the house, and build three 4-plex units. Each unit will be approximately 2,000 square foot, 4 bedroom rentals. They will form a Home Owners Agreement to manage and maintain the Planned Unit Development. The zone is Residential A-1, and this is an allowed use within the A-1 zone. Brent and JaLee Greer have worked with the city engineer and city planner, and have met requirements for presenting the preliminary plan for public hearing.

Economic Development Specialist/Assistant Planner Oliverson presented the staff report as prepared by Engineer Simpson, stating that the applicants have met all the requirements for the preliminary plan of the Planned Unit Development.

Chairman Scott Palmer asked if the preliminary plan addressed the number of trees, shrubbery and landscaping as specified in the municipal code for planned unit developments. Economic Development Specialist/Assistant Planner Oliverson deferred to the Greers to address during rebuttal.

Commissioner Steve Call asked if the infrastructure could handle this development in the area. Economic Development Specialist/Assistant Planner Oliverson stated that it could, and again deferred, for further comment by the developers during rebuttal.

Chairman Scott Palmer asked for comments from those in attendance, in regards to the Planned Unit Development at 314 West 1st North.

Jeff Baxter, Preston, Idaho, stated that he had a few questions for the commission's consideration. He asked if the garbage area is in front of the development, would there be a wall around the garbage area? Have the developers done a traffic study to see if the street can handle the increase in traffic? There is an open storm pipe in the front of the property. How will this affect the site? Will they be required to install curb, gutter and sidewalk along 1st North? Are there architectural and landscaping standards?

The preliminary development plan, showing the site for the garbage area, drainage retention pond, common open area, placement of the units, etc. was projected for those in attendance to see.

Chairman Scott Palmer stated that there are specific landscaping and architectural requirements, as well as required improvements along 1st North, within the Planned Unit Development ordinance. The Greers will be required to follow those requirements.

Destry Siepert, Preston, Idaho asked what the development, being within his neighborhood, would do to his property taxes. Whereas the City of Preston does not assess the property taxes, it was recommended that Mr. Siepert direct this concern with the Franklin County Assessor.

Steve Dimick, Preston, Idaho stated that he has concern over the control of the water, and if they would be required to keep the water on the property.

Max Green, Preston, Idaho also stated that the water retention is a real concern and asked if the retention pond will be large enough to hold all the flood water. The developers should consider a drain system. As well, will

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the garbage truck be able to get into the development to pick up the garbage where it is located.

Peggy Ashby, Preston, Idaho asked if there would be a fence around the boundary of the property. She lives to the west of this proposed development and doesn't want the garbage blowing onto her property.

Terry Zollinger, Preston, Idaho stated that he is opposed to the planned unit development, as it will increase traffic and the aging sewer system and height of the sewer line.

Steve Dimick pointed out that there is a school bus stop in the same area as the proposed entry into the planned unit development.

There being no further comments from those attending the public hearing, Chairman Scott Palmer asked if written comment had been received by the City Clerk. Clerk Linda Acock stated that there were no written comments. Chairman Scott Palmer then invited Brent and JaLee Greer to offer rebuttal.

JaLee Greer stated that it is their intent to follow the rules of development for Preston. They have had the sewer surveyed, and the survey shows there is sufficient drop to the manholes. They also don't want garbage blowing around the development, nor the neighborhood, and will work with City Engineer Tyrell Simpson to address this concern. The Preston City Code requires fencing around the entire perimeter, and they will follow this requirement as well. They are aware that they must retain runoff storm water, and have plans for a retention pond. And, they are also aware that there are required improvements along the frontage of their property. City code also specifies a minimum of landscaping required, and they will meet the requirements

Chairman Scott Palmer closed the public hearing, and opened discussion amongst the Board. The Board discussed the need for the city to address potential flooding in the area, and also suggested that those in attendance visit with City Engineer Tyrell Simpson about the water retention and potential flooding.

It was moved by Commissioner Steve Call and seconded by Commissioner Linda Hansen to approve, in principal, the preliminary plan and have Brent and JaLee Greer move forward with their final development plan. This received unanimous approval.

**PUBLIC
HEARING
SPECIAL USE
PERMIT
JENSEN**

Chairman Scott Palmer called for the public hearing to receive public testimony and give consideration to the application for a Special Use Permit, applied for by Brett and Janene Jensen 420 North 8th East as per 17.26 of the Preston Municipal Code, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing shall be held before the Planning and Zoning Commission of the City of Preston, Idaho, on the 27th day of February, 2019, at the hour of 6:10 P.M., or as soon thereafter as this matter may be heard, at the city hall located at 70 West Oneida St., Preston, Idaho 83263, for the purpose of giving consideration the request of Brett and Janene

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Jensen for a Special Use Permit to build a storage building at approximately 420 North 8th East, where the same is located on real property belong to Brett and Janene Jensen.

More specifically, Brett and Janene Jensen are requesting to build a storage building upon a vacant lot.

All persons present at the hearing will given the opportunity to be heard. Written comments or objections may be submitted to the City Clerk at the address set forth above and will be considered by the City of Preston Planning and Zoning Commission.

s/Linda Acock, City Clerk

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Brett Jensen explained that he would like to build a storage building on a vacant lot that he owns, connected to his property at 420 North 8th East. Because a storage building is considered an accessory building, he is required to get a special use permit.

Chairman Scott Palmer asked if there was anyone in attendance that would like to provide testimony regarding the request for a special use permit. There being none, he asked if any written comments had been received by the City Clerk. City Clerk Linda Acock stated that there were no written comments. Chairman Scott Palmer then closed the public hearing.

It was moved by Commissioner Linda Hansen and seconded by Commissioner Penny Wright to recommend to City Council, the approval of a Special Use Permit for Brett and Janene Jensen at 420 North 8th East, for a storage building on a vacant lot. This received unanimous approval.

**PUBLIC
HEARING
AMEND
COMP. PLAN
TRANSPORTATION
ELEMENT
MAP 2.2.2**

Chairman Scott Palmer called for the public hearing to receive public testimony and give consideration to proposed amendment to transportation element of the Comprehensive Plan, Map 2.2.2, Title 12 and Title 17 of the Preston Municipal Code, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on February 27, 2019 at 6:00 P.M., or as soon thereafter as this matter may be heard, at City Hall located at 70 West Oneida St., Preston, Idaho, before the City of Preston Planning and zoning Commission to consider a proposed ordinance amending Preston Municipal Code as follows: Chapter 12.24 Master Plan, amend title, Section 12.24.010 Adopt, amend reference to master plan for street development to include comprehensive plan, and remove reference to 1904 map; Section 17.02.040 Master Street Plan, amend title and remove reference to Ordinance No. 434; Section 17.04.230 Comprehensive General Plan, amend title and definition. The proposed ordinance is available for review at the above address during regular business hours. For further information, please call 208-8522-1817. Written comments and objections may be submitted to the City Clerk at the above address prior to the public hearing, and the same shall be considered by the Commission in its deliberations.

Linda Acock, City Clerk
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Economic Development Specialist/Assistant Planner, Shawn Oliverson explained that the proposed ordinance is meant to update portions of Chapters 12.24 and 17.04 of the Preston Municipal Code, remove reference to the 1904 Master Street Map, and amend the Transportation Element of the Comprehensive Plan.

Chairman Scott Palmer asked if anyone in attendance wished to offer testimony. There being none, he asked if any written comment had been received by the City Clerk. Clerk Acock stated that no written comments had been received. Chairman Scott Palmer then closed the public hearing.

It was moved by Commissioner Steve Call and seconded by Commissioner Linda Hansen to recommend approval of the ordinance, amending the Preston Municipal Code Title 12 and Title 17, to the Preston City Council. This received unanimous approval.

**PUBLIC
HEARING
MAJOR STREET
PLAN**

Chairman Scott Palmer called for the public hearing to receive public testimony and give consideration to proposed amendment to the city's street plan and comprehensive plan, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on February 27, 2019 at 6:00 P.M., or as soon thereafter as this matter may be heard, at City Hall located at 70 West Oneida St., Preston, Idaho, before the City of Preston Planning and Zoning Commission to consider a proposed amendment to the City's Comprehensive Plan, specifically the City's major street plan, Road Classification Map, Figure 2.2.2., found in the Transportation Plan of the Comprehensive Plan. The proposed amendment and map is available for review at the above address during regular business hours. For further information, please call 208-852-1817. Written comments and objections may be submitted to the City Clerk at the above address prior to the public hearing, and the same shall be considered by the Commission in its deliberations.

Linda Acock, City Clerk
Publish February 6, 2019

Economic Development Specialist/Assistant Planner, Shawn Oliverson explained that the Comprehensive Plan Committee has worked towards revising the city's street map, and it is now ready for approval.

Chairman Scott Palmer asked for comments in support of the amendments to the Major Street Map.

Sherry Hirschi stated that she lives near the 7th South and 2nd West. It is proposed that this section of street will be removed from the map, and she is in favor of the amendment. She further stated that, because there is very little open land, if this portion of streets was developed, it would put sidewalks right under the windows of homes.

Jenny Hollingsworth lives in the area of 7th South and 2nd West and stated that she is in support of this section of street being removed from the map.

Chairman Scott Palmer asked if any written comments, in support of amending the Major Street Map, had been received by the City Clerk. City

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Clerk Linda Acock stated that there was one written comment received from Kelly and Roxanne Mickelsen, and then read the comments.
(A copy of the written comments follows Minutes)

Chairman Scott Palmer asked for neutral comments. There being none, he asked if any written neutral comments had been received. There being none, he asked for comments opposing the amendment to the Major Street Map. There being none, he asked if any written comments opposing the amendment had been received by the City Clerk. City Clerk Linda Acock stated that no comments in opposition to the amendment had been received. Chairman Scott Palmer then closed the public hearing.

Commissioner Steve Call stated that the Comprehensive Plan Committee has spent many hours scrutinizing the changes to the Major Street Map, and he commended the Committee for their hard work.

It was moved by Commissioner Steve Call and seconded by Commissioner Chuck Chesney to recommend approval of the amended Major Street Plan to City Council. This received unanimous approval.

**REPORT OF
APPROVED
BUILDING
PERMITS**

Chairman Scott Palmer reported on the following approved building permits:

Heather Crockett	592 E. Eagle Drive	House
Michael Funk	390 S., 388 S., 386 S. & 384 S. 4 th W.	Townhouses
Jordan Snedaker	155 E. 3 rd N.	Remodel

**RESEARCH
SIDEWALK
FUND IN
LIEU OF
DEFERRAL
AGREEMENT**

Economic Development Specialist/Assistant Planner, Shawn Oliverson explained that City Council has asked the Planning and Zoning Commission to research if the city can create a sidewalk fund, in lieu of doing Deferral Agreements.

In theory, the developer or homeowner, who is building outside of the core area, could voluntarily give money instead of putting the sidewalk in. The monies received would go into the sidewalk fund, to help upgrade and improve sidewalk throughout the city.

The Commission will take this matter into consideration.

ADJOURN

It was moved by Commissioner Steve Call and seconded by Chairman Scott Palmer to adjourn the February 27, 2019 Planning and Zoning meeting. This received unanimous approval. Meeting was adjourned at 7:30 P.M. by Chairman Scott Palmer.

Linda Acock, Clerk

Scott Palmer, Chairman