

CITY OF PRESTON PLANNING AND ZONING MEETING

January 11, 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: Jer Barnard, Chris Barton, Bridgett Broadhead, Vance Broadhead, Austin Hollingsworth, Sheryl Kimball, Terry Larson, Brett Naylor, Nate Palmer, Scott Palmer

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

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 12/28/16 It was moved by Commissioner Joe Perry and seconded by Commissioner Charles Chesney to approve the Planning and Zoning minutes of December 28, 2016. The motion received unanimous approval.

ELECT P&Z CHAIRMAN 2017 Linda Hansen opened nominations for the Chairman of the Planning and Zoning Commission.
Steve Call nominated Linda Hansen as Chairman of the Planning and Zoning Commission.

There being no further nominations, nominations were closed.

Linda Hansen asked for votes for the Planning and Zoning Chairman. The vote was as follows:

Penny Wright, Charles Chesney, Joe Perry, Steve Call and Brock Alder voted for Linda Hansen as Planning and Zoning Chairman.

Linda Hansen was elected Chairman of the Planning and Zoning Board for the year 2017, by unanimous vote, and conducted the remainder of the meeting.

ELECT P&Z VICE-CHAIR 2017 Linda Hansen opened nominations for the Vice-Chairman of the Planning and Zoning Commission.
Joe Perry nominated Steve Call as Vice-Chairman of the Planning and Zoning Commission.

There being no further nominations, nominations were closed.

Linda Hansen asked for votes for the Planning and Zoning Vice-Chairman. The vote was as follows:

Linda Hansen, Penny Wright, Charles Chesney, Joe Perry and Brock Alder voted for Steve Call as Planning and Zoning Vice-Chairman.

Steve Call was elected Vice-Chairman of the Planning and Zoning Board for the year 2017, by unanimous vote.

CITY OF PRESTON PLANNING AND ZONING MEETING

January 11, 2017

**PUBLIC
HEARING
AMENDING
CHAPTERS
16.04, 16.08
16-28 &
CREATING
16.22**

Chairman Linda Hansen called for the Public Hearing to consider a proposed ordinance amending Chapters 16.04, 16.08, 16.28, and creating a new Chapter 16.22 of the Preston Municipal Code relating to subdivision requirements and improvements, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on the 11th day of January, 2017, at the hour of 6:15 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 Chapters 16.04, 16.08, 16.28, creating a new Chapter 16.22 of the Preston Municipal Code relating to Division of Property into Subdivision, Required Subdivision Improvements, Providing Deferral Agreements, and Applicability of Minor Subdivisions of no more than four (4) lots. 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 December 21, 2016.

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 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.

Chairman Linda Hansen asked if there was anyone in attendance who would like to offer testimony in this matter.

Austin Hollingsworth asked if the amended ordinance would allow property splits for family members, and if so, he was in support of this ordinance.

City Engineer Mark Owens explained that the amended ordinance would allow 4 divisions of any original parcel, applied for or approved within any four-year period.

Jer Barnard stated he was in support of this ordinance.

Brett Naylor congratulated the Board on a job well done and stated he was in support of this ordinance.

Sheryl Kimball congratulated the Board on a job well done and voiced her support of this ordinance.

Nate Palmer also congratulated the Board on a job well done and stated he was in support of this ordinance.

Chairman Linda Hansen 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.

CITY OF PRESTON PLANNING AND ZONING MEETING

January 11, 2017

It was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney to recommend to Preston City Council the approval of the proposed ordinance amending Chapters 16.04, 16.08, 16.28, and creating a new Chapter 16.22 of the Preston Municipal Code relating to divisions of property into subdivisions, required subdivision improvements, deferral agreements, and the applicability of minor subdivisions of more than four lots. The motion received unanimous approval.

**FINDINGS &
RECOMMEND-
ATION
IPEX
SPECIAL USE
PERMIT**

It was moved by Commissioner Steve Call and seconded by Commissioner Joe Perry to approve the Findings and Recommendation to the City Council to grant a Special Use Permit to IPEX USA LLC to use a small section of the Southwest portion of their property, zoned Residential A-1, for emergency ingress and egress should the railroad tracks become blocked. The vote was as follows:

Chairman Linda Hansen	Aye
Commissioner Penny Wright	Aye
Commissioner Charles Chesney	Aye
Commissioner Joe Perry	Aye
Commissioner Steve Call	Aye
Commissioner Brock Alder	Nay

Motion passed by majority vote.

A copy of the Findings and Recommendation follows minutes.

**MULTI
FAMILY
HOMES
BEYOND
4TH STREET
BOUNDARIES**

Vance Broadhead approached the Board about constructing triplex and fourplex apartment complexes outside the 4th East, 4th West, 4th South, 4th North core area. Specifically, he was interested in constructing apartment complexes in the area of 315 East 8th North, and he asked the Board to consider changing the ordinance to allow apartment complexes outside the core area. City Engineer Mark Owens suggested the Board also look at updating the master street plan and land use plan along with Mr. Broadheads request, and this matter will be discussed at the next planning and zoning meeting.

**TRANSFER
OF WATER
RIGHTS UPON
ANNEXATION**

City Engineer Mark Owens updated the Board on the progress of revising Preston Municipal Code 13.72.020, dealing with the transfer of water rights upon Annexation, stating that he had not met with Lyle Porter of the Preston Consolidated Irrigation Company yet, and this matter would be tabled until the next planning and zoning meeting.

ADJOURN

Meeting was adjourned at 6:55 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk