

## CITY OF PRESTON PLANNING AND ZONING MEETING

August 27, 2014

- ROLL CALL** Roll Call showed the following Board members present: Chairman Randy Harris, Commissioner Bruce Hodges, Commissioner Roger Woolley, Commissioner Cedar Hodges, Commissioner Linda Hansen, Commissioner Delbert Rumsey
- Staff present: City Liaison Sandra Hubbard, Clerk Linda Acock, Planner Bronson Tatton
- Others: Todd Thomas, Sid Jensen
- Meeting was called to order at 6:00 p.m. by Chairman Randy Harris.
- Commissioner Delbert Rumsey was welcomed to the Planning and Zoning Commission, and thanked for his willingness to serve on the Board.
- REVIEW & APPROVAL P&Z MINUTES 08/13/14** It was moved by Commissioner Roger Woolley and seconded by Commissioner Linda Hansen to approve the Planning and Zoning Minutes of August 13, 2014. The motion passed by unanimous approval.
- REPORT OF APPROVED BUILDING PERMITS** City Planner Bronson Tatton reported that there were no new building permits issued since the August 13<sup>th</sup> meeting.
- COMMISSION TRAINING** Chairman Randy Harris stated that, as Chairman, there were a few items he wants to address, and a few open meeting laws that he wants followed during meetings. He further explained that the city's mayor would be taking a few moments annually to do provide training and updates on open meeting laws.
- Chairman Randy Harris explained that the city has upgraded their recording equipment, and the meetings are now recorded digitally. It is important that each Board member speak one at a time, and direct their comments into the microphone.
- Another open meeting law, meant to protect the Board members, relates to ex-parte contact. Aside from discussions outside of the meetings, there can be no "side-bar" conversations before, during or after meetings.
- It is the responsibility of the Planning and Zoning Board to look at the issues before them, abide by the ordinances pertaining to that particular issue, and address that matter.

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**PUBLIC  
HEARING  
PRELIMINARY  
PLAT  
REVIEW FEES**

Chairman Randy Harris called for the public hearing to give consideration to amendment of the Subdivision Ordinance 16.16.070 to increase fees charged by the City for preliminary plat review fees, and allow the rates to be set by resolution, 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 27<sup>th</sup> day of August, 2014, at the hour of 6:15 PM at the City Hall located at 70 West Oneida St., Preston, Idaho, for the purpose of considering an amendment to the Subdivision Ordinance of the City as codified in Section 16.16.070, Preston Municipal Code, to increase fees charged by the City for review of preliminary plats submitted by subdividers to \$2,000.00, \$2,500.00, and \$3,000.00 for proposed subdivisions with 1-49 lots, 50-99 lots, and 100 or more lots respectively; and further to consider the adoption of a new subsection to said Section 16.16.070 to allow the City Council to hereafter set said rates for review by resolution of the Council.

Written comments or objections to said amendments to said section may be submitted to the City Clerk, Preston, Idaho, 70 West Oneida St., Preston, Idaho, 83263 prior to said public hearing. All persons present at said public hearing shall be given the opportunity to be heard.

Dated this 4<sup>th</sup> Day of August, 2014.

s/ Jerry C. Larsen, Preston City Clerk

Publish: August 6, 2014 & August 20, 2014 in the Preston Citizen

After giving guidelines for holding a public hearing, Chairman Randy Harris read the notice of public hearing into the record, and asked for comments, from those present, in regards to the fee increase, and allowing the rates be set by resolution.

Todd Thomas stated that the City Council feels that the prior fees are very low and need to be increased. With the present fees, the subdivider pays a few hundred dollars for the review fee, and the engineering firm charges the city a thousand dollars, or more, for the review of the plats. The city needs to increase the fees to be comparable with other cities in the state, and to cover costs.

There being no further comments from those persons present, Chairman Randy Harris closed the public hearing, and asked for comments from the Board members.

Commissioner Roger Woolley stated that Preston City needs to have the fees in line other cities in Idaho.

Commissioner Cedar Hodges stated that he is in agreement with the proposed rate change, and that the tax payer shouldn't be covering the costs of subdividing.

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Commissioner Delbert Rumsey stated that the increase seems appropriate.

Commissioner Linda Hansen stated that she too feels the increase is appropriate, in keeping fees comparable to other cities.

Commissioner Bruce Hodges stated that the city needs to have the fees increased, so the city breaks even, instead of losing money with subdivisions.

With everyone commenting in the affirmation of the fee increase, and indicating that they are in favor, Chairman Randy Harris called for a vote to recommend to Preston City Mayor and Council, the increase of preliminary plat review fees, codified in 16.16.070, and adding a subsection to allow for these rates to be changed by resolution. The vote passed with unanimous approval.

**PROPOSED  
FERTILIZER  
STORAGE**

Sid Jensen, on behalf of Valley Wide Co-Op, came before the Board to discuss the option of putting their bulk fertilizer storage facility at approximately 4<sup>th</sup> West on 8<sup>th</sup> North. He stated that they have researched the areas available in Preston, for the fertilizer storage facility, and feel that this area is best for their business.

It was explained to Mr. Jensen that bulk fertilizer storage is an allowed use in the Industrial I-2 zones, and that the facility could be located in the Industrial zone. The property along 8<sup>th</sup> North is zoned Business C-2. Although Valley Wide Co-Op is welcome to apply for a variance, or zone change, it is highly unlikely that these options could be approved, due to the use being allowed in the Industrial zones, and there not being Industrial zones adjoining the desired property.

Each Board member agreed that they would like to have this business in Preston, and would like to help Valley Wide Co-Op locate the bulk fertilizer storage within Preston. It was recommended that Mr. Jensen seek property in the Industrial zones, so that the business can conform to Preston City's ordinances and codes.

**ADJOURN**

Meeting was adjourned at 7:05 P.M. by Chairman Randy Harris.

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Randy Harris, Chairman

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Linda Acock, Clerk