

CITY OF PRESTON PLANNING AND ZONING MEETING

June 14, 2017

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

Staff present: Wendy Merrill, Mark Owens

Others: Bailey Beckstead, Scott Beckstead, Dustin Jensen, Jessica Jensen, Glen Reese, Kristina Reese, Jessica Sorenson, Lance Sorenson, Amy Whitehead

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

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 05/24/17 It was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney to approve the minutes of May 24, 2017. The motion received unanimous approval.

PUBLIC HEARING ORDINANCE #2017-3 MINOR SUBDIVISIONS Chairman Linda Hansen called for the Public Hearing to consider a proposed ordinance amending Preston Municipal Code, Subsection 16.28.020 A.2, allowing deferral of certain required improvements for a minor subdivision of up to four lots.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on the 14th day of June, 2017, 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, before the Planning and Zoning Commission to consider a proposed ordinance amending Preston City Code, Subsection 16.28.020 A.2, to allow for deferral of the required improvements for a minor subdivision of up to 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 May 17, 2017.

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

Publication Date: May 17, 2017

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 City Engineer Mark Owens to present the proposed amendment to Ordinance #2017-3.

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City Engineer Mark Owens presented a proposal to amend Preston Municipal Code, Subsection 16.28.020 A-2, to allow deferral of certain required improvements for minor subdivisions up to four lots instead of two.

Chairman Linda Hansen asked if there was anyone in attendance to provide testimony in favor of granting the proposed ordinance amendment.

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

There being none, Chairman Linda Hansen asked if there was anyone in attendance to provide testimony against the proposed ordinance amendment.

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 Steve Call and seconded by Commissioner Penny Wright to deny approval to the Preston City Council of the proposed amendment to Preston Municipal Code, Subsection 16.28.020 A-2, leaving the ordinance as currently written, allowing deferral of certain required improvements for minor subdivisions of up to two lots, and to allow Chairman Linda Hansen to sign the Planning and Zoning Commission Decision, Amendment to Ordinance #2017-3 - Minor Subdivision. The motion received unanimous approval.

**PUBLIC
HEARING
VARIANCE
GLEN REESE
415 WEST
2ND NORTH**

Chairman Linda Hansen called for the Public Hearing to give consideration to the application of Glen Reese, 415 West 2nd North, Preston, Idaho for a Variance to the requirements of Section 16.24.040(B) Preston Municipal Code, requiring the minimum lot depth to be no less than one hundred (100) feet.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on June 14, 2017, before the City of Preston Planning and Zoning Commission at the hour of 6:00 P.M. or as soon thereafter as this matter can be held, at the city hall located at 70 West Oneida St., Preston, Idaho, to give consideration to the application of Glen Reese, 415 West 2nd North, for a Variance to the requirements of Section 16.24.040(B) Preston Municipal Code, which requires the minimum lot depth to be no less than one hundred (100) feet. Specifically, the property depth is eighty-seven and ½ feet (87.5'). A copy of the Application for Variance 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.

s/Linda Acock, City Clerk

Publish in The Preston Citizen 5/17/2017

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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 Glen Reese, 265 North State Street, to present his request for a variance to Section 16.24.040(B), Preston Municipal Code, in order to construct a home at 415 West 2nd North.

Glen Reese stated he was seeking a variance to place a home on a lot located at 415 West 2nd North, where the property depth is only eighty-seven and ½ feet (87.5'), instead of the required one hundred (100) feet.

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

Kristina Reese, 265 North State Street, stated she was in support of granting the variance.

Chairman Linda Hansen asked if there was anyone in attendance to provide neutral testimony regarding the request for variance.

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

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 Penny Wright and seconded by Commissioner Steve Call to recommend to Preston City Council the approval of the Request for Variance for Glen Reese, and to allow Chairman Linda Hansen to sign the Planning and Zoning Commission Decision, Reese – Rezone. The motion received unanimous approval.

**CONCEPT
PLAN/GREEN
SPACE
REQUIREMENTS
SCOTT
BECKSTEAD/
FEE IN LIEU
OF PARK SPACE**

Scott Beckstead approached the Board with a conceptual plan for a subdivision on 8th South Street, between 7th and 8th East Streets, stating there was no open space included in the plan. He asked the Board if there was a way to offset that requirement, before he went to the work and expense of developing a preliminary plat. After discussion with the Board about possible implementation of a fee in lieu of open park space, Mr. Beckstead decided to proceed with the preliminary plat while the Board reviewed that option.

**BUILDING
PERMIT
SECURE &
SNUG
900 SOUTH
STATE**

City Engineer Mark Owens reported to the Board that Cameron Whitehead had submitted a building permit for Secure and Snug Storage at 900 South State Street for a new storage unit building which was now complete and the drainage issue would be addressed with the installation of a swale.

It was moved by Commissioner Penny Wright and seconded by Commissioner Bruce Hodges to approve the building permit for Cameron Whitehead to construct a new storage unit building, with the construction of a swale, at 900 South State Street. The motion received unanimous approval.

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BUILDING PERMIT LANCE & JESSICA SORENSON 192 LARSEN DRIVE City Engineer Mark Owens reported to the Board that Lance and Jessica Sorenson, 192 Larsen Drive, had submitted a building permit for a 20'x30' addition to their home. Initially, it appeared that the addition did not meet setback requirements, but upon further investigation, the setbacks had been met.

REPORT OF APPROVED BUILDING PERMITS Chairman Linda Hansen reported on the following approved building permits:

Preston School District	515 South 4 th East	Classrooms
Kellen Alvey	690 South 8 th East	House
Shane Selley	650 East 8 th South	House
Rulon Bauer	483 Pine Circle	Addition
Lytle Signs (Wellcome Mart)	4 th East 8 th North	Sign

LARGE ANIMAL ORDINANCE Jessica Jensen, 295 North 8th East, approached the Commission to follow up on her request for review and clarification of the Animal Ordinances of the City of Preston. The Commission assured her they were still working on the issue.

ADJOURN Meeting was adjourned at 7:30 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk