

CITY OF PRESTON PLANNING AND ZONING MEETING

July 12, 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 Brock Alder, Commissioner Vern Purser

Staff present: Wendy Merrill, Mark Owens, Tyler Olson

Others: Adrienne Alvey, Kellen Alvey, Vance Broadhead, Shane Checketts, Trish Checketts, Claude Gittins, Vicky Gittins, Gayle Hansen, Lee Hollingsworth, Scott Palmer, Cameron Rounds, Gary Thomas, Berni Winn

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

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 06/28/17 It was moved by Commissioner Charles Chesney and seconded by Commissioner Steve Call to approve the minutes of June 28, 2017. The motion received unanimous approval.

PRELIMINARY PLAT PATRICIA CHECKETTS SUBDIVISION Patricia Checketts presented a preliminary plat for a Minor Subdivision at 4th East and Oneida Street.
The Board discussed the preliminary plat with Patricia Checketts, who is the developer of the property. Discussion included abandoning 4th East Street and providing addresses for emergency access. City Engineer Mark Owens stated that the preliminary plat meets the zoning requirements, and he saw no issues with the preliminary plat.

It was moved by Commissioner Steve Call and seconded by Commissioner Brock Alder to table this matter until the abandonment of 4th East Street has been addressed. The motion received unanimous approval.

It was moved by Commissioner Bruce Hodges and seconded by Commissioner Charles Chesney to have the City proceed with the abandonment of 4th East Street. The motion received unanimous approval.

PRELIMINARY PLAT ARBOR VIEW SUBDIVISION Commissioner Steve Call declared a conflict of interest.
Cameron Rounds and Vance Broadhead presented a preliminary plat for the Arbor View Subdivision on 4th East Street from Call Avenue to 2nd North Street.

The Board discussed the preliminary plat with Cameron Rounds and Vance Broadhead, the developers of the property. Discussion included the required open space, City easements along the water line, and developing 4th East Street to Patricia Checketts property line. City Engineer Mark Owens recommended that the preliminary plat be passed on to the City Council with the conditions that the design be altered to include open space, and that 4th East Street remains on the plat.

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It was moved by Commissioner Penny Wright and seconded by Commissioner Charles Chesney to recommend the preliminary plat to City Council, on the conditions that the design be altered to include open space, and that 4th East Street remains on the plat. The vote was as follows:

Chairman Linda Hansen	Aye
Commissioner Bruce Hodges	Aye
Commissioner Penny Wright	Aye
Commissioner Charles Chesney	Aye
Commissioner Steve Call	Abstain
Commissioner Brock Alder	Aye
Commissioner Vern Purser	Aye

Motion received majority approval.

BUILDING PERMIT RBMC PROPERTIES 1377 INDUSTRIAL PARK RD. City Engineer Mark Owens reported to the Board that RBMC Properties had submitted a building permit for a new three-sided, covered industrial building measuring 65 feet by 42 feet, at 1377 West Industrial Park Road. He recommended issuing the building permit.

BUILDING PERMIT EDWARDS FLORAL 74 SOUTH 4TH EAST City Engineer Mark Owens reported to the Board that Edwards Floral had submitted a building permit to replace a collapsed greenhouse, at 74 South 4th East, and have identified the corner pins. He recommended issuing the building permit.

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

Steve Schvaneveldt	1205 Double Eagle Cir.	Garage
David Allred	140 South 4 th West	Addition
Coburn Construction	248 East Eagle Way	Accessory Building

REVIEW MUNICIPAL CODE 17.28.020(L) REQUIRING SURVEYS City Engineer Mark Owens addressed Municipal Code 17.28.020 (L) regarding the requirements for surveys with all building permits. He referenced number 14 on the building permit application requiring a land survey drawing of the lot prepared by an Idaho licensed Engineer or Land surveyor, and sought counsel from the Board as to whether or not the requirement should remain part of the Ordinance or be removed.

After Board discussion, it was moved by Commissioner Steve Call and seconded by Commissioner Brock Alder to recommend to City Council that they leave the Ordinance as currently written. The motion received unanimous approval.

LAND USE MAP & ZONING CLASSIFICATION It was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney to table this issue to the next Planning and Zoning meeting. The motion received unanimous approval.

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**FLAG LOT
CLAUDE
GITTINS
636 SOUTH
1ST EAST** Claude Gittins approached the Board to determine the feasibility of developing a flag lot behind 636 South 1st East, allowing him to build a home that would be accessed by a 19.75 foot driveway, instead of the required 22 feet, and with the home sitting sit directly on the property line, thereby creating a non-conforming lot. After Board discussion, he was informed that he would need to apply for variances for both issues.

**LARGE
ANIMAL
ORDINANCE** After Board discussion, it was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney not to make any changes to the large animal ordinance. The motion received unanimous approval.

**FEE IN LIEU
OF GREEN
SPACE IN
SUBDIVISIONS** The Board discussed the issue of a fee in lieu of green space in subdivisions, or the possibility of the developer dedicating land to the City in lieu of green space. After discussion, the Board asked City Attorney Tyler Olson to draft an amendment to the ordinance stating the developers options which would be granted at the City Councils discretion.

ADJOURN Meeting was adjourned at 7:55 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk