

CITY OF PRESTON PLANNING AND ZONING MEETING
March 13, 2019

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

Staff present: Shawn Oliverson, Linda Acock

Others: Bernie Winn, Jennifer Hatch, Josh Hatch, Steve Reeder

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

**PUBLIC
HEARING
SPECIAL USE
PERMIT
HATCH
HOLDINGS LLC
1012 WEST
8TH NORTH**

Chairman Scott Palmer called for the public hearing to receive public testimony and give consideration to the application for a Special Use Permit by Hatch Holdings, LLC for commercial business in the Transitional Zone, as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on March 13, 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 Hatch Holdings, 1012 West 800 North, Preston, Idaho, for a Special Use Permit in accordance with Preston Municipal Code 17.14.020(B) which requires a Special Use Permit to operate a commercial business within the Transitional Zone. Specifically, the applicant desires to operate a commercial carpet flooring store and small machine shop at 1012 West 800 North, which is currently zoned Transitional. A copy of the Application for Special Use Permit is on file with the City Clerk at the above stated address, and may be reviewed upon request to the City Clerk.

Legal Description of said property:

Lot 2 (two) of JLB Estates Subdivision Recorded in Franklin County Recorder's Office on December 10, 2018 under instrument no. 276272, Being located in Section 16, Township 15 South, Range 39 East of the Boise Meridian, Franklin County, Idaho

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 13th day of February, 2019.

s/Linda Acock

Publish: February 20, 2019 in The Preston Citizen

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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Economic Development Specialist/Assistant Planner, Shawn Oliverson explained that because the minor subdivision is in the Transitional Zone, a special use permit is required for Hatch Holdings, LLC to operate their flooring business and machine shop. The use fits the area and the future land use map shows this area as commercial.

Commissioner Steve Call asked if the building would be attached to The Woodsman.

Economic Development Specialist/Assistant Planner, Shawn Oliverson explained that JLB Estates is a minor subdivision. The Woodsman is on lot 1 and Hatch Holdings will be on lot 2.

Commissioner Steve Call asked if there was any issue with 9th West.

Economic Development Specialist/Assistant Planner, Shawn Oliverson stated that this lot is not adjacent to 9th West, and all issues were resolved during the subdivision process.

Chairman Scott Palmer asked for testimony in support, neutral, or opposition to the matter of the special use application. There being none, Chairman Scott Palmer asked if any written comment had been received by the City Clerk. Clerk Acock stated that no written comment had been received. Chairman Scott Palmer then closed the public hearing.

There being no further discussion amongst the commission, it was moved by Commissioner Steve Call, and seconded by Commissioner Penny Wright, to recommend to City Council, the approval of the Special Use Permit for Hatch Holdings, LLC as presented, and to authorize Chairman Scott Palmer to sign the written Recommendation after it has been written, and he has verified that said Recommendation corresponds with this motion. This received unanimous approval.

**REPORT OF
APPROVED
BUILDING
PERMIT**

Economic Development Specialist/Assistant Planner, Shawn Oliverson reported on the following approved building permit:

Cory Nielsen 265 East Eagle Way House

**APPROVE &
AUTHORIZE
DECISION
TO CITY
COUNCIL
JENSEN**

It was moved by Commissioner Steve Call and seconded by Chairman Scott Palmer to authorize Chairman Scott Palmer to sign the written Decision/Recommendation for Brett and Janene Jensen at 420 North 8th East to construct a storage building on an existing vacant lot.

This received unanimous approval.

**APPROVE &
AUTHORIZE
DECISION
TO CITY
COUNCIL
TRANSPORTATION
ELEMENT**

It was moved by Commissioner Penny Wright and seconded by Commissioner Brock Alder to authorize Chairman Scott Palmer to sign the written Decision/Recommendation for the amendment to Preston Municipal Code Title 12 and Title 17 regarding proposed changes to the City's Major Street Plan, Road Classification Map, and the Transportation Element of the Comprehensive Plan. This received unanimous approval.

**APPROVE &
AUTHORIZE**

It was moved by Commissioner Penny Wright and seconded by Commissioner Steve Call to authorize Chairman Scott Palmer to

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DECISION TO sign the written Decision/Recommendation to adopt changes of the City's
CITY COUNCIL Street Plan and Comprehensive Plan. This received unanimous approval.
MAJOR
STREET MAP

ADJOURN Meeting was adjourned at 6:13 P.M. by Chairman Scott Palmer.

Linda Acock, Clerk

Scott Palmer, Chairman