

CITY OF PRESTON PLANNING AND ZONING MEETING

Aug 14, 2019

ROLL CALL Roll Call showed the following Board members present: Chairman Scott Palmer, Commissioner Chuck Chesney, Commissioner Linda Hansen, Commissioner Brock Alder, Commissioner Vern Purser joined later

Staff present: Tyrell Simpson, Shawn Oliverson, Kelly Mickelsen
Others: Andalyn Billings, Berni Winn, Mark Beckstead, Larry Hansen, Paula Johnson

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

REVIEW & APPROVAL P&Z MINUTES 07/23/2019 It was moved by Commissioner Linda Hansen and seconded by Commissioner Chuck Chesney to approve the Planning and Zoning Minutes of July 23, 2019, as written.

Vote went as follows:
Commissioner Palmer – aye
Commissioner Chesney – aye
Commissioner Hanse – aye
Commissioner Alder – abstained as he was absent
Motion passed.

PUBLIC HEARING SPECIAL USE PERMIT RANDY AND STEPHANIE STOCKER Chairman Scott Palmer called for the public hearing to receive public testimony and give consideration to the application for a Special Use Permit by Randy and Stephanie Stocker to operate a taxidermy studio as well as incorporating living quarters for the Owner and employee as needed .

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on August 14, 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 Randy and Stephanie Stocker, 435 South 1st East, Preston, Idaho, for a Special Use Permit in accordance with Preston Municipal Code 17.18.020 which requires a Special Use Permit for uses not listed in Table 17.18.020(A). Specifically, the applicant desires to operate a taxidermy studio in the building at 435 South 1st East, as well as incorporating living quarters for the owner and an employee, as needed. 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:
Commencing at a point 28 rods South and 42 rods East and 100 feet North of the Northwest corner of the Southwest quarter of Section 26, Township 15 South, Range 39 East of the Boise Meridian; Franklin County, Idaho; thence running East 11 rods, more or less, to the Oregon Short Line Railway right-of-way; thence Northwesterly adjoining said right-of-way 13 rods, more or less, thence West 2 rods; thence South 161 feet to the Place of Beginning. (4361.00)

CITY OF PRESTON PLANNING AND ZONING MEETING

Aug 14, 2019

All persons present will be given the opportunity to be heard in regard to said Application. Written comments or objections to said Special Use 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 16th day of July, 2019.

Linda Acock

Publish: July 24, 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.

Andalyn Billings represented the Stockers as they were not able to attend. She is an employee of the Stockers. The Stockers would like run a taxidermy studio to add a shower to be able to use the office as a bedroom for the owner and employee as needed at the business located at 435 S 1st E. This would be used sporadically for the owner to live in when he is in town.

Shawn Oliverson stated that this location is in an Industrial Zone as it is adjacent to the railroad tracks and mixed use is not typically allowed. There is a lot of property around this location that is zoned Commercial. Stockers bought the property under the assumption that he could live there when he was in town working at the business and it would be a hardship on them if he would be unable to do so.

Commissioner Palmer called for comments in support of the application and There were none. He then called for comments that were neutral and there were no comments. He then called for comments in opposition to the application and there were no comments.

Commissioner Palmer then closed the Public Hearing.

Council then discussed two issues, one being that they would not want the location to become a permanent residence and the other was that the owners would keep the landscaping at the property looking nice.

Shawn Oliverson stated that the special use permit is void if the property is sold. Mrs. Billings stated that someone either Mr. Stocker or herself would be taking care of the lawn and whatever else needed to be done.

Motion was made by Commissioner Hansen and seconded by Commissioner Purser to approve the application and send to City Council with the conditions that the property would not be used as a permanent residence and the landscaping would be taken care of. The Motion received unanimous support.

Commissioner Purser joined the meeting.

**APPROVE
NORTH
JUNCTION
LANDSCAPE
PLAN**

Commissioner Palmer declared a conflict of interest and took a seat in the audience.

Engineer Simpson presented plan of the landscaping in the North Junction Landscape Plan to be approved by the Planning and Zoning Commission as required by Preston City Code.

It was moved by Commissioner Alder and seconded by Commissioner Chesney to approve the landscape plan as presented.

The vote went as follows:

Commissioner Chesney – aye

Commissioner Hansen - aye

Commissioner Alder - aye

Motion passed.

CITY OF PRESTON PLANNING AND ZONING MEETING
Aug 14, 2019

**DISCUSS
CHANGES
IN MINOR
SUBDIVISION
ORDINANCE
SECTION
16.22** Engineer Simpson presented changes to the Minor Subdivision Code stating if a minor subdivision was bisected by a potential city street the developer would deed the property to the city in lieu of having to build the street, curb gutter, sidewalks etc.
Commissioner Alder made the motion and Commissioner Hansen seconded that the matter be tabled until next meeting in order to see a draft of the ordinance. Motion received unanimous approval.

**DISCUSS
CHANGES
IN
BUILDING
PERMIT
CODE 17.28** Assistant Planner Oliverson presented changes to the building code requirements and procedures intended to make the process more efficient and to align more with using IWORQ computer software in the application procedure. Commission agreed with all changes.
Commissioner Chesney made the motion and Commissioner Hansen seconded that the changes be made and to move this item to the next step in the process – schedule a public hearing.
The motion received unanimous approval.

**DISCUSS
IMPROVE-
MENTS
OUTSIDE
CORE
SIDEWALK
FUND** Engineer Simpson presented changes to the Minor Subdivision Ordinance relating to improvements to lots outside the core area of the city. Changes would include developers being required to either install improvements or be able to pay a percentage of the cost of the improvements to the City who would then deposit the money in a sidewalk fund to be used to install sidewalks in the City.
The commission agreed with the change and felt that a 65% deposit would be sufficient.
Commissioner Hansen made the motion and Commissioner Chesney seconded to approve the Code changes with a 65% deposit.
The motion received unanimous approval.

ADJOURN Meeting was adjourned at 7:25 P.M. by Chairman Scott Palmer.

Kelly Mickelsen – Deputy Clerk

Scott Palmer, Chairman