

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
April 22, 2020

---

**ROLL CALL** Roll Call showed the following Board members present: Commissioner Jeff Pope, Commissioner Dave Cole, Commissioner Adrienne Alvey, Commissioner Fred Titensor, Commissioner Penny Wright, Commissioner Steve Call and Commissioner Berni Winn

Staff present: Shawn Oliverson, Kelly Mickelsen, Lyle Fuller.  
Others: Dan Keller, Brent Dodge

The meeting was called to order at 6:00 P.M. by Chairman Penny Wright.

**REVIEW & APPROVE P&Z MINUTES 3/11/20** It was moved by Commissioner Fred Titensor and seconded by Commissioner Adrienne Alvey to approve the Planning and Zoning Minutes of Feb 26, 2020, as written. The motion received unanimous approval. Commissioner Call abstained as he was not at the meeting.

**PUBLIC HEARING FLAG LOT VARIANCE JACOB GOLIGHTLY**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on April 22, 2020, before the City of Preston Planning and Zoning Commission at the hour of 6:05 P.M. at the city hall located at 70 West Oneida St., Preston, Idaho, to give consideration to the application of Jacob Golightly 45 East 7<sup>th</sup> South, for a Variance to the requirements of Section 16.24.045 (B) of the Preston Municipal Code, which limits in-fill development to the core area , which is inside the boundaries of the 4<sup>th</sup> streets. Specifically, the applicants desire to build a house on a flag lot, within the approved 7<sup>th</sup> South Subdivision. 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.

Dated this 24<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Linda Acock

Publish: April 1, 2020

Chairman Wright gave guidelines for holding a public hearing and called the applicant to make presentation for a variance on a flag lot not in the core of the city. There were special guidelines for this hearing as the meeting was closed to the public due to Covid -19 restrictions.

Mr. Golightly spoke to the fact that neighbors have done the same thing and there is plenty of property to do the flag lot.

Chairman Wright then asked Engineer Simpson to give his staff report.

Engineer Simpson said that the reason there is need for a variance is that when this subdivision was approved years ago they did not take into account that it was not in the core of the city where flag lots are allowed and therefore this flag lot does not abide by current code.

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
April 22, 2020

---

Commissioner Cole asked the engineer if he saw any red flags in approving the variance. Engineer Simpson said he did not.

Commissioner Titensor stated that this was a reasonable request as Mr. Golightly purchased this lot in good faith that they would be able to build on it.

Commissioner Wright called for written testimony in favor of the variance. There was none.

Commissioner Wright called for neutral written testimony. There was none.

Commissioner Wright called for testimony against the variance. There was none.

Commissioner Wright asked if Mr. Golightly has any rebuttal and he did not.

Commissioner Wright closed the public hearing.

Commissioner Wright called for any further discussion.

Commissioner Cole agreed with Commissioner Titensor's comments.

It was moved by Commissioner Call to approve the Variance on the Flag Lot For Jacob Golightly.

Commissioner Cole seconded the motion.

Vote went as follows:	Commissioner Winn	- Aye
	Commissioner Cole	- Aye
	Commissioner Call	- Aye
	Commissioner Wright	- Aye
	Commissioner Alvey	- Aye
	Commissioner Pope	- Aye
	Commissioner Titensor	- Aye

Motion passed.

**DISCUSS  
CHANGE OF  
PUD NUMBER  
OF UNITS  
FROM 12 TO  
16 - JALEE  
GREER**

Chairman Wright called Jalee Greer to present changing her PUD from 12 to 16 units.

Mrs. Greer stated the reason that they are changing the number of units was due to the fact that there was funding available originally that is no longer available and they need the extra units in order to be profitable. They will keep the same feel as the original plan and there is enough property to accommodate more units

Commissioner Wright asked for staff comments from Engineer Simpson

Engineer Simpson gave some background on the original plan and recommended that the Greer's need to start the process again.

Commissioner Call asked if there would be problem with water.

Mrs. Greer said that she didn't believe so but the engineer could help determine that.

# CITY OF PRESTON PLANNING AND ZONING MEETING

April 22, 2020

---

It was moved by Commissioner Titensor to instruct the Greer's to begin the approval process for the changes of the PUD.

Commissioner Call seconded the motion.

The motion received unanimous approval.

## DISCUSS COMPREHENSIVE PLAN

The discussion on the Comprehensive Plan included the following items:

- Looked over changes made by Commissioner Titensor, he said the Minor Subdivision code is good for growth in the short term but may cause issues in the future

-Discussed timetable on sending changes to City Council.

-Discussed buyout for parking spaces needed for some building permit applications. Threw out the buyout price of \$4000 per space, but may contact other citizens to compare pricing. May want to keep pricing fluid for the future City Council.

-Discussed signage to direct people to public parking spaces, which brought up the issue of what spaces are in fact public not private.

-Discussed flag lot issues outside the core area. Have engineer Simpson give suggestions on how to remedy this.

## REPORT OF APPROVED BUILDING PERMITS

<u>Name</u>	<u>Address</u>	<u>Project</u>
Shad Moser	389 E 1 st N	House
Wes Wood	206 S State	Sign – Dominoes
Shad Moser	156 N 4 th E	House
Ryan Harris	289 E 2 nd N	House
Rodney Felshaw	631 S 1 st E	Accessory Bldg
Jeremiah Wright	260 E 1100 N	House
Darin Roberts	140 W Oneida	Remodel
Jeff Nate	663 E 600 S	Accessory Bldg
Cody Ralphs	338 E 260 N	House
Joel Webb	559 E 4 th S	Garage addition
Chris Groll	106 North Bear River Bluff	Accessory Bldg

**ADJOURN** Meeting was adjourned at 6:50 P.M. by Chairman Penny Wright.

---

Kelly Mickelsen – Deputy Clerk

---

Penny Wright – Vice-Chairman

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
April 22, 2020

---