

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

---

**ROLL CALL** Roll Call showed the following Board members present: Chairman Penny Wright, Commissioner Steve Call, Commissioner Fred Titensor, Commissioner Adrienne Alvey, Commissioner Berni Winn

Staff present: Tyrell Simpson, Shawn Oliverson, Lyle Fuller, Becky Cox

Others: Dan Keller, Thayne Corbridge, Colleen Corbridge, James Jensen, Dennis Sessions, Spencer Beckstead, T. Kent Palmer, F. Lee Hendrickson, Quinn Corbridge, Cheryl Lingefelt, Michael Jewell, Kevin Allen, Zack Corbridge, Curtis Edwards, Jeff Call, Jeff Baxter, Kevin Blanch, Cherie Dimick, Steve Dimick, Janet Edwards, JoAnn Jardine, Bracken Henderson

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

**REVIEW & APPROVE P&Z MINUTES 7/8/2020** It was moved by Commissioner Fred Titensor and seconded by Commissioner Steve Call to approve the Planning and Zoning Minutes of July 8, 2020 as written. The motion received unanimous approval.

**PUBLIC HEARING, VEFINA, LLC PLANNED UNIT DEVELOPMENT** Chairman Wright called for a Public Hearing to discuss the preliminary plans for Vefina, LLC planned unit development at 314 W 1<sup>st</sup> N.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on July 22, 2020, before the City of Preston Planning and Zoning Commission at the hour of 6:05 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 Vefina, LLC, The Homesteads at Country Haven, 314 West 1<sup>st</sup> North, for a planned Unit Development, which requires public input to the approval in principle of the Preliminary Development Plan (Preston Municipal Code 16.34.180). Specifically, the applicants are requesting that they develop a Planned Unit Development in the vicinity of 314 West 1<sup>st</sup> North Preston, Idaho. A copy of the Preliminary Development Plat 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 11<sup>th</sup> Day of June, 2020.

---

Linda Acock, City Clerk

Publish: June 24, 2020

## CITY OF PRESTON PLANNING AND ZONING MEETING July 22, 2020

---

Chairman Wright gave guidelines for holding a public hearing, and asked the applicant to make presentation for preliminary plans for The Homesteads at Country Haven Planned Unit Development.

Kevin Allen and Michael Jewell presented a preliminary plan for the PUD that proposes twenty units. This plan is similar to a previous plan that was approved but the current plan has a smaller footprint with smaller units that allowed space for an additional unit, a common area and more parking.

Chairman Wright asked if the units would be sold or rented. Mr. Jewell said that each unit will have an individual tax ID which allows for them to be sold, but expects that there will be some of both depending on demand.

Commissioner Alvey asked about salvaging from the old home that currently sits on the property. Mr. Jewell said that the previous owners had been in touch with the Oneida Stake Academy and that they are welcome to have whatever they want before demolition. He said they would also offer the property to the fire and police departments for training before demolition.

Commissioner Titensor asked about a chain link fence around the storm pond. Tyrell Simpson, City Engineer, explained that this is just a preliminary plan and those details will be discussed in the final plan.

Chairman Wright called for comments in support of the preliminary plan.

Colleen Corbridge asked where the property is located and how many units there will be. Tyrell Simpson, City Engineer, showed her the preliminary plan and the address.

There were no written comments in support.

Chairman Wright asked for neutral comments.

There were no neutral comments and no written comments.

Chairman Wright asked for comments in opposition.

Jeff Baxter said that he lives across the street from the proposed PUD and is concerned about the number of units being too many and the traffic that it will create. He also stated that this was the third meeting about this property and nothing is ever done. He is concerned about the road going into the property being right down the center of the property which is directly across from his house and all of the headlights will shine right into his window. Mr. Baxter read from Preston City Municipal Code 16.34.30, which states that the minimum square footage per unit should be 6000 sq. ft of land and this proposed plan does not meet that code.

Cherie Dimick read a letter that she had previously submitted to the Commissioners, which is attached to the minutes.

Chairman Wright asked for rebuttal comments from Vefina, LLC. Mr. Jewell stated that they could clean up the weeds on the property while they are finalizing their plans. He feels that apartments are a need in Preston and that this development fills that need and will be an asset to people who are trying to build equity in a townhome or need a place to rent. He said that the 6000 sq. ft. minimum does not apply to this as it is a planned unit development.

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

---

Chairman Wright asked Tyrell Simpson, City Engineer, and Lyle Fuller, City Attorney, what the code requires for square footage. Both replied that they would look into it further.

Chairman Wright closed the public hearing.

Chairman Wright asked the commissioners for discussion on the proposed development. Commissioner Call said that he feels that Preston City needs something like this. Nobody wants it in their backyard but people want a place like this to live so it is give and take from both sides. Commissioner Titensor said that he feels they have met the requirements but that they need to make sure the legal code is being followed. He suggested that they continue the public hearing at the next meeting so that they can have time to review the code. He explained that the previous meetings concerning this property were informational and that the process can be long but is part of ensuring that it is done right. Commissioner Alvey agreed with Commissioner Titensor and also stated that if there are conditions with the current property that do not meet code there is action that can be taken to rectify that.

Chairman Wright called for a motion. Commissioner Titensor moved that they extend the public hearing to the following meeting so that they can take into consideration the review of Preston City Code by Mr. Simpson and Mr. Fuller. Motion was seconded by Commissioner Call.

Vote went as follows:

Commissioner Winn	- Nay
Commissioner Call	- Aye
Commissioner Wright	- Aye
Commissioner Alvey	- Aye
Commissioner Titensor	- Aye

Motion passed.

**BUILDING  
PERMITS**

Shawn Oliverson, Economic Development Director, explained that the building permits on the agenda have already been reviewed and approved by the city engineer and building inspector. They are coming before Planning and Zoning as a review of what building is happening in the City and as a way of adding them to public record. Commissioner Titensor asked if there is an expiration date on a building permit. Mr. Oliverson explained that a building permit expires one year after approval if construction has not started.

**COMPRE  
-HENSIVE  
PLAN AND  
ZONING  
DISCUSSION**

Chairman Wright opened the discussion to animal rights issues that were brought up at the last meeting. Chairman Wright read a statement by Commissioner Dave Cole as he was not present. His statement is attached to the minutes. Mr. Oliverson introduced Bracken Henderson from the county extension office. He was invited to the meeting as a resource for questions about animals in the city. The commissioners discussed the concerns that were brought up by citizens at the last meeting, including grandfather rights, nuisance complaints, code enforcement and how the current code reads. They discussed several options for changes to the code, including loosening the grandfather clause requirements of having animals at least one day per year and the possibility of broadening animal rights to anyone who has at least one acre of land. Police Chief McCammon suggested that the clearer the code is, the easier it is to enforce. It was suggested by Commissioner Titensor that they give Mr. Oliverson a framework of what they want the new code to say

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

---

and have him fill in the details. The proposed framework includes no animals on property under .5 acre, keep the current wording about sounds and smells, two small animals or one large animal per acre, keep the current code concerning chickens, get rid of the one year clause in the grandfathering rights and no exotic animals. Mr. Oliverson said he would have a draft to discuss at the next meeting.

**ADJOURN** Meeting was adjourned at 7:20 P.M. by Chairman Penny Wright.

---

Becky Cox

---

Penny Wright, Chairman