

CITY OF PRESTON PLANNING AND ZONING MEETING
October 14, 2020

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

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

Others: Dan Keller, Dixon Beckstead, Scott Beckstead, Cody Ralphs

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

REVIEW & APPROVE P&Z MINUTES 8/12/2020 **It was moved by Commissioner Berni Winn and seconded by Commissioner Dave Cole to approve the Planning and Zoning Minutes of September 23, 2020 as written.**
The vote was as follows:

Chairman Penny Wright-	Aye
Commissioner Alvey -	Aye
Commissioner Titensor -	Aye
Commissioner Cole -	Aye
Commissioner Winn-	Aye
Commissioner Carter -	Abstain
Commissioner Call-	Absent

Motion passed by majority vote.

PUBLIC HEARING BLUE SAGE PUD PHASE 3 & 4 PRELIMINARY PLAT **Chairman Wright called for a Public Hearing on the Preliminary Plat Phase 3 & 4 for Blue Sage Park PUD**

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on October 14, 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 Cody Ralphs, Blue Sage Park, 3rd North & 3rd East, 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 development of a Planned Unit Development in the vicinity of 3rd North and 3rd East, 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 10th day of September, 2020.

Linda Acock
Publish: September 23, 2020

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Chairman Wright gave guidelines for holding a public hearing and asked Cody Ralphs to present the Blue Sage Park PUD Phase 3 & 4 Preliminary Plat.

Cody Ralphs explained that last year the city abandoned 3rd North, which created a need for a change to the original plat of the PUD. He has been working with City Engineer Tyrell Simpson to make the needed changes. All streets inside of the PUD are now private.

Commissioner Fred Titensor asked if the public spaces include some parking. Ralphs said that the code has been met for the minimum amount of parking with no street parking.

It was brought up that the storm water issues have not been resolved and City Engineer Tyrell Simpson explained that the preliminary plat does not require that to be entirely resolved, but the final plat will. He explained that the biggest challenge is a culvert on 4th North that dumps water into the development. Commissioner Titensor asked if the lots are required to have a swale for storm water. Mr. Simpson stated that swales are not required because the developer is required to have a plan for storm water.

Chairman Wright called for comments in support. There were no comments and no written comments.

Chairman Wright called for neutral comments. There were no neutral comments and no written comments.

Chairman Wright called for comments in opposition. There were no opposing comments and no written comments.

Chairman Wright called for a motion to close the public hearing. Commissioner Titensor moved that the public hearing be closed, Commissioner Winn seconded the motion. Voting was unanimous.

Commissioner Titensor made a motion to approve the Blue Sage Park PUD Phase 3 & 4 Preliminary Plat as outlined. Commissioner Alvey seconded the motion.

Vote went as follows:

Chairman Penny Wright-	Aye
Commissioner Alvey -	Aye
Commissioner Titensor -	Aye
Commissioner Cole -	Aye
Commissioner Winn-	Aye
Commissioner Carter-	Aye
Commissioner Call-	Absent

Motion passed by majority vote.

Commissioner Call arrived at 6:17 p.m.

COUNTRY
SIDE SUB
-DIVISION
PRELIM
-INARY
PLAT

City Engineer Tyrell Simpson presented the commissioners with the Countryside Subdivision Phase 2 Preliminary Plat. He had reviewed the plat and said that all code requirements have been met. Commissioner Titensor asked about the possibility of the HOA deeding the public space over to the city. Mr. Simpson said that the city code requires the space to be maintained by the HOA because it is too difficult for the city to maintain the various small spaces in subdivisions. Commissioner Alvey asked who will maintain the space while the homes are being built. Mr. Simpson explained that the HOA has already

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been formed with the residents in phase 1 of the development and they will maintain the space.

Commissioner Alvey questioned Mr. Simpson on the timeline of required completion of the public space and how snow removal will be done in the subdivision. Mr. Simpson was unsure about the code on the timeline for completion of the public space and said he would look into that. Snow removal will be done as in other cul-de-sac subdivisions around the city and pushed into the swale in front of the homes.

Commissioner Alvey asked if the fence requirement along 8th East for phase 1 of the subdivision would be extended to phase 2 also. City Attorney Lyle Fuller read from the development agreement which stated that there must be a privacy fence along 8th East.

Commissioner Dave Cole made a motion to approve the Preliminary Plat for Countryside Subdivision Phase 2 with the stipulation that the fence will extend along the complete border of 8th East. Commissioner Winn seconded the motion.

Vote went as follows:

Chairman Penny Wright-	Aye
Commissioner Alvey -	Aye
Commissioner Titensor -	Aye
Commissioner Cole -	Aye
Commissioner Winn-	Aye
Commissioner Call -	Aye
Commissioner Carter-	Aye

Vote was unanimous.

MEETING
SCHEDULE
FOR
NOVEMBER
AND
DECEMBER

Chairman Penny Wright asked that they deviate from the agenda and talk about item #6 before they move on to item #5 as one of the commissioners may need to leave the meeting early. Chairman Wright recommended that they adjust the regular meeting schedule for November and December and hold meetings on November 4th and December 9th. The commissioners unanimously agreed to this adjustment.

COMPRE
-HENSIVE
PLAN AND
ZONING
DISCUSSION

Shawn Oliverson, Economic Development Director, opened the conversation with information he had gathered from the owner of Heritage Home Assisted Living. There are sixty-two beds and thirty-two parking spaces on roughly 3.3 acres. He said that the residents at this home are mostly immobile and do not own cars. If it were a situation where the residents had vehicles, parking would have to be a consideration. Commissioner Titensor suggested that they work off of a bed to acreage ratio, such as 20 beds per acre. There was discussion about other types of facilities, such as boarding houses, that may have different needs than assisted living facilities and consideration of a two story facility. It was agreed to work off of the 20 beds per acre ratio and the commissioners asked Mr. Oliverson to draft some code using that as a baseline.

Mr. Oliverson presented to the commissioners a draft of code for accessory dwelling units. Commissioner Titensor brought up some concerns he had with the draft regarding the owner being required to live in the primary dwelling unit, the location of the unit, and the unit being counted towards the total number of accessory buildings. There was discussion about these issues and about the code being clear that the two units would not be able to be sold as separate units. The commissioners also discussed requirements for lot size and

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building size and how the units would fit in with current building codes. City attorney Lyle Fuller recommended that the terms accessory apartment and secondary dwelling unit be clearly defined in the code.

Commissioner Dave Cole brought the discussion back to the multifamily housing portion of the code and the section regarding manufactured and mobile home parks. They discussed setbacks and number of units per acre. It was agreed that they would do more research on these types of properties and discuss it at the next meeting.

Commissioner Titensor was excused from the meeting at 7:05.

ADJOURN Meeting was adjourned at 7:11 P.M. by Chairman Penny Wright.

Becky Cox

Penny Wright, Chairman