

CITY OF PRESTON PLANNING AND ZONING MEETING
July 13, 2022

ATTENDANCE The following Board members were present: Commissioner Steve Call, Commissioner Richard Swainston, Commissioner Dave Cole, Commissioner Justin Carter, Commissioner Adrienne Alvey, Commissioner Berni Winn.

Staff present: Tyrell Simpson, Becky Cox, Shawn Oliverson.

Meeting was called to order at 6:00 P.M. by Vice-Chairman Dave Cole.

REVIEW & APPROVAL P&Z MINUTES 6/22/2022 Commissioner Winn moved to approve the minutes of June 22, 2022 as written. Commissioner Call seconded the motion.
Vote was unanimous.

PUBLIC HEARING: PRELIMINARY PLAT: COUNTRY CLUB TOWNHOMES Vice-Chairman Cole called for a Public Hearing on the preliminary plat of Country Club Townhomes submitted by Tony Crockett.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on July 13, 2022, 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 Tony Crockett, Country Club Townhomes, at approximately 2nd North on Highway 36, for a Planned Unit Development, which requires public input to the preliminary development plan (Preston Municipal Code 16.34.180). 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 Planned Unit Development 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 14th day of June, 2020.

s/Linda Acock

Publish: June 22, 2022 in The Preston Citizen

Vice-Chairman Cole explained the procedures of the public hearing and invited Tony Crockett to present his preliminary plat. Mr. Crockett explained that he is proposing a 74-unit PUD on 6.8 acres located at 200 East Highway 36. City code allows for 69 units and allows for increased units if the developer adds more parking, develops the green space, or improves the design features of the building. Mr. Crockett has increased the parking and is proposing to rock or brick the exterior of the buildings to meet that requirement. The infrastructure for the entire PUD will be done in one phase and the buildings will be done in several phases. Each unit will have a garage that faces the street.

Commissioner Call asked if the required percentage of green space includes the water containment areas. Mr. Crockett stated that it does. The commissioners

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discussed with Mr. Crockett the plans for playground equipment, snow removal, garbage pickup, and visitor parking.

Vice-Chairman Cole invited City Engineer Tyrell Simpson to give a report on the preliminary plat. Mr. Simpson stated that the streets within the PUD will have no parking signs placed every fifty feet. He explained that Mr. Crockett needs to meet two requirements for increased density and has met one with the extra parking.

Vice-Chairman Cole called for public comment in favor. There were no comments and no written comments.

Vice-Chairman Cole called for neutral comments. There were no comments and no written comments.

Vice-Chairman Cole called for opposing comments. There were no comments and no opposing written comments.

Vice-Chairman Cole invited Mr. Crockett to make rebuttal comments and answer questions. Mr. Crockett stated that there is a bus stop and turn around so the school bus won't have to back up and that snow removal will be part of the HOA agreement.

Commissioner Winn moved to close the public hearing. Commissioner Call seconded the motion. Vote was unanimous.

The commissioners discussed whether upgrades to the green space would be better for the residents than rock or brick on the exterior of the buildings. Mr. Crockett stated that he would use LP siding that is popular now and looks nice and has the advantage of being able to be painted when needed.

The commissioners discussed the dead-end roads and the safety of them for kids and how emergency vehicles and garbage collection would navigate those roads. Mr. Simpson stated that the fire marshal had seen the plans and didn't have any issues with the dead-end roads.

Commissioner Alvey made a motion to approve the preliminary plat for Country Club PUD on the condition that the design element be implemented and a pavilion and shaded areas be put in the green space. Commissioner Winn seconded the motion.

Motion did not go to vote.

Mr. Simpson pointed out that requiring the design element and the green space improvements was more than was required for the increased density.

Commissioner Alvey made a motion to approve the preliminary plat for Country Club PUD with the condition that there be a pavilion and shaded areas in the green space. Commissioner Winn seconded the motion.

Vote went as follows:

Commissioner Carter	<u>Aye</u>
Commissioner Swainston	<u>Aye</u>
Commissioner Alvey	<u>Aye</u>

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Commissioner Cole	<u>Aye</u>
Commissioner Call	<u>Nay</u>
Commissioner Winn	<u>Aye</u>

Motion passed by majority vote.

**SUB-DIVISION
ORDINANCE:
DISCUSSION**

Vice-Chairman Cole stated that the preliminary requirements for subdivisions would be discussed at a public hearing on August 10th. He said there were no other items to discuss at this meeting.

**APPROVED
BUILDING
PERMITS**

The following approved building permits were reviewed, there were no comments.

Cody Ralphs	321 E 290 N	House
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Lass Interiors	34 South State	Remodel
Shad Moser	748 E 750 S	House
Mike Anderson	272 N 2 nd E	Addition

**PUBLIC
INPUT**

None

CALEN-DARING

Vice- Chairman Cole stated that second meeting in July is canceled due to rodeo weekend and the next meeting will be held on August 10, 2022.

ADJOURN

Meeting was adjourned at 7:25 P.M. by Vice-Chairman Cole.

Becky Cox

David Cole, Vice-Chairman