

CITY OF PRESTON PLANNING AND ZONING MEETING

August 10, 2022

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

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

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

REVIEW & APPROVAL P&Z MINUTES 7/13/2022 Commissioner Call moved to approve the minutes of July 13, 2022 as written. Commissioner Cole seconded the motion.
Vote was unanimous.

PUBLIC HEARING: PRESTON CITY CODE 16.10: PRELIMINARY REQUIREMENTS Chairman Titensor called for a Public Hearing on Preston City Code 16.10: Preliminary Requirements.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on August 10, 2022 at 6:00 P.M., or as soon thereafter as this matter may be heard, at City Hall located at 70 West Oneida St., Preston, Idaho, before the City of Preston Planning and Zoning Commission to consider adopting a Preliminary Requirements Ordinance of the City of Preston, requiring, as a prerequisite to a subdivision preliminary plat, engineer studies for water and a water model. Findings from the studies and water model may require additional requirements to be placed on the developer. All costs for studies and models will be borne by the developer.

The proposed Ordinance is available for review at the above address during regular business hours.

Written comments and objections may be submitted to the City Clerk at the above address prior to the public hearing, and the same shall be considered by the Commission in its deliberations.

Linda Acock, City Clerk
Publish July 20, 2022

Commissioner Call made a motion to open the public hearing. Commissioner Alvey seconded the motion. Vote was unanimous.

Chairman Titensor explained the procedures of the public hearing and invited city engineer Tyrell Simpson to present the proposed changes. Mr. Simpson stated that this change would require any subdivisions over four lots to do preliminary studies on water, sewer, and street impact. Depending on the findings of the studies they may be required to do upgrades.

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Chairman Titensor called for public comment in favor. There were no comments and no written comments.

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

Chairman Titensor called for opposing comments. There were no comments and no opposing written comments.

Commissioner Winn made a motion to close the public hearing.
Commissioner Carter seconded the motion. Vote was unanimous.

Commissioner Call made a motion to recommend to city council approval of code 16.10: Preliminary Requirements. Commissioner Winn seconded the motion.

Vote went as follows:

Commissioner Carter	<u>Aye</u>
Commissioner Alvey	<u>Aye</u>
Commissioner Cole	<u>Aye</u>
Chairman Titensor	<u>Aye</u>
Commissioner Call	<u>Aye</u>
Commissioner Winn	<u>Aye</u>

Motion passed by unanimous vote.

**PRELIM-
INARY
PLAT
HILLSIDE
SUB-
DIVISION**

Chairman Titensor invited McKay Cordon to present his preliminary plat for Hillside Subdivision. Mr. Cordon stated that his subdivision is eleven lots located on 1100 East. He had previously talked to the commissioners about the possibility of the city paying for some of the water pipe that will have to be replaced as the existing pipe is not sufficient for the homes that are already there. Chairman Titensor stated that the P&Z does not have the authority to make that decision and referred him to talk to city council.

Chairman Titensor invited City Engineer Tyrell Simpson to give his report on the preliminary plat. Mr. Simpson stated that the open space requirement has been met with 1.63 acres of open space, including a walking path. To meet the secondary water requirement forty-four (44) shares of water from consolidated irrigation will be needed and the existing water lines will have to be upgraded to meet the demands for water volume and fire protection. He also explained that 1100 East will be put in with curb, gutter and sidewalk. He stated the plat meets all of the standards and regulations of the city.

Mr. Cordon pointed out to the commissioners that the East side of 1100 East is on a downhill slope and the sidewalk will run next to a steep slope. He asked if they would consider not having a sidewalk on that side of the road. Chairman Titensor advised him to submit a request for a variance on that issue.

Commissioner Cole asked if the city has any regulations for the degree of slope for the driveways to those lots. Mr. Simpson stated that there is not.

Commissioner Call made a motion to recommend to city council approval of the preliminary plat for Hillside Subdivision. Commissioner Winn seconded the motion. Vote was unanimous.

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AREA OF IMPACT Chairman Titensor explained that a few months ago he and Commissioner Cole attended a County P&Z meeting to discuss any agreements between the city and county regarding the city's area of impact. There is an ordinance in place regarding the area of impact and the county has since put that on their website. Chairman Titensor thanked the county P&Z members who were in attendance for their service to the county.

SUB-DIVISION ORDINANCE: DISCUSSION Chairman Titensor invited City Engineer Tyrell Simpson to present his ideas about creating a matrix of requirements for the subdivision code for easy reference. Mr. Simpson explained that he created a matrix but that the information is already found in the zoning code and is very easy to access and to read. He stated that codifying a new matrix in the subdivision code would create additional work when changes are made and he felt that it wasn't needed where the information is easily found in the zoning code. The commissioners agreed with this assessment and agreed not to add a matrix to the subdivision code.

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

John Jenkins	127 N 4 TH E	House
John Jenkins	389 E 1 ST N	Covered Porch
Micah Talbot	781 E 8 TH S	Accessory Bldg
Sawyer Hemsley	5 North State	Sign
Family Dollar	197 S State	Sign

PUBLIC INPUT Shannon Larsen stated that she lives on 1095 N Fairway Dr. and there is a piece of land between her back yard and the golf course that has a ditch running through it and is just weeds and she believes is owned by Tony Crockett. She asked if this space is supposed to be the green space for the subdivision. Chairman Titensor advised her that his topic was not on the agenda and they could not discuss issues in a public meeting that were not on the agenda, but recommended that she talk to Mr. Simpson and get some questions answered. Mrs. Larsen said she understood and would like to ask the commissioners to please carefully consider what is considered green space in a subdivision and to make sure that it is accessible and taken care of.

CALENDARING Chairman Titensor stated that they will continue to move forward on the subdivision code and hope to have a public hearing before the end of the year.

ADJOURN Meeting was adjourned at 6:50 P.M. by Chairman Titensor.

Becky Cox

Fred Titensor, Chairman