

**CITY OF PRESTON PLANNING AND ZONING MEETING**

JANUARY 8, 2020

**ROLL CALL** Roll Call showed the following Board members present; Commissioner Chuck Chesney, Commissioner Linda Hansen, Commissioner Steve Call, Commissioner Brock Alder, Commissioner Penny Wright, Commissioner Fred Titensor  
Staff Present: Tyrell Simpson, Shawn Oliverson, Kelly Mickelsen  
Others: Berni Winn, Calvin Sharp, Desiree' Sharp, Dan Keller, Craig Conklin, Sue Conklin, Leroy Johnson, Paula Johnson, Keaton Smart.

**REVIEW AND APPROVE P&Z MINUTES 12/11/2019** It was moved by Commissioner Call and seconded by Commissioner Chesney to approve the Planning and Zoning Minutes of December 11, 2019 as written. The motion received unanimous approval.

**ELECT CHAIRMAN AND VICE - CHAIR-** Chairman Wright opened nominations for Planning and Zoning Chairman. Commissioner Titensor nominated Commissioner Wright for Chairman. There were no other nominations. Chairman Wright closed nominations and called for vote.

**MAN** Vote went as follows: Commissioner Chesney - Aye  
Commissioner Purser - Aye  
Commissioner Call - Aye  
Commissioner Wright - Aye  
Commissioner Hansen - Aye  
Commissioner Alder - Aye  
Commissioner Titensor - Aye  
Commissioner Wright was elected Chairman by unanimous vote.

Chairman Wright opened nominations for Planning and Zoning Vice-Chairman Commissioner Hansen nominated Commissioner Call. No other nominations were made.

Chairman Wright closed nominations and called for vote. Vote went as follows: Commissioner Chesney - Aye  
Commissioner Purser - Aye  
Commissioner Call - Aye  
Commissioner Wright - Aye  
Commissioner Hansen - Aye  
Commissioner Alder - Aye  
Commissioner Titensor - Aye  
Commissioner Call was elected Vice- Chairman by unanimous vote.

**PUBLIC HEARING SPECIAL USE PERMIT PRODUCTION TECHNOLOGIES INC.**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on January 8, 2020, 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 Production Technologies, Inc., 645 North 600 West #1, Logan, Utah, for a Special Use Permit in accordance with Preston Municipal Code 17.14.020(B) which requires a Special Use Permit to operate a commercial business within the Transitional Zone. Specifically, the applicant desires to operate a commercial fabrication and powder coating business at 850 North 1100 West, Preston, Idaho, which is currently zoned Transitional. A copy of the Application for Special Use Permit is on file with the City Clerk at the above stated address, and may be reviewed upon request to the City Clerk.

Legal Description of said property:  
A parcel of land located in South Half of the South Half of Southeast Quarter (S1/2S1/2SE1/4) of Section 16, Township 15 South, Range 39 East, Boise

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Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the South Quarter corner of said Section 16, from which the Southeast Corner of Section 16 bears South 00° 28' 50" East;  
Thence North 00° 15' 00" West 56.72 feet along the West boundary of the Southeast Quarter of said Section 16 to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at the North right of way of Highway 91:  
Thence South 89° 19' 09" East 375.43 feet along said North right of way to 5/8" rebar and cap, the Point of Beginning.  
Thence South 89° 19' 09" East 580.00 feet along said North right of way to a 5/8" rebar and cap at the West boundary of JLB Estates Subdivision, recorded as instrument number 276272;  
Thence North 00° 00' 36" East 390.00 feet along said West boundary and its Northerly extension to a 5/8" rebar and cap;  
Thence South 89° 19' 09" East 365.43 feet to a 5/8" rebar and cap at the West boundary of the parcel of land described in instrument number 251826.  
Thence North 00° 00' 36" East 221.01 feet along said West boundary to a 5/8" rebar and cap at the North boundary fence of said S1/2SW1/4SE1/4;  
Thence North 89° 15' 37" West 945.55 feet along said North boundary to a 5/8" rebar and cap;  
Thence South 612.00 feet to the Point of Beginning.

Containing approximately 10.0 acres.

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 2nd day of December, 2019.

s/ Linda Acock

Publish: December 18, 2019 in The Preston Citizen

Chairman Wright gave instructions on the rules of the public hearings and the then opened public hearing for the Special Use Permit for Production Technologies Inc.

Calvin Sharp, President and CEO of Production Technologies Inc. explained that he wants to move his business to Preston and in order to do so he needs a Special Use Permit to have a manufacturing facility in a transitional zone.

Commissioner Call asked if most of the business is powder coating and Calvin stated that the business is much more than that, it is more a fabrication shop that does powder coating. Commissioner call asked if there would be much storage of parts in the yard and there would be excessive noise.

Calvin said there would be storage in the yard but it would be orderly and as far as noise goes it would not be excessive.

Commissioner Chesney asked about the number of new jobs, Calvin said that all but four of his current employees have committed to come and they will add more employees as needed. He expects to have around forty employees in the near future. He also added that some of his customers would like to be located close to him and could bring more jobs.

Commissioner Titensor asked if he had acquired highway access from the state. Calvin told him that he had to get the permit first in order to go to the state for access. A question was asked about the possibility of adding new products to be manufactured, Calvin stated that they would build whatever his customers want so the chances

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are yes. Commissioner Wright inquired about exhaust particles etc. Calvin said all their exhaust I is filtered so as not to be hazardous in any way.

Shawn Oliverson presented a staff report stating that PTI needs a Special Use Permit to operate in a Transitional Zone. There should be no adverse effect on future development in the area.

Commissioner Wright called for testimony in favor, neutral or against the Special Use Permit and there was none. There were also no written comments.

Commissioner Titensor moved to close the public hearing and Commissioner Hansen seconded the motion. The motion received unanimous approval.

Commissioner Call motioned to approve the Special Use Permit for Production Technologies and sent to City Council as written.

Commissioner Chesney seconded the motion.

The motion received unanimous approval.

**PUBLIC  
HEARING  
AMEND  
SUBDIVISION  
ORDINANCE  
16.25.060 ( R )**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on the 8th day of January, 2020, at the hour of 6:10 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 an amendment to the Subdivision Ordinance, Drainage Swale Construction, Chapter 16.25.060(R) of the Preston Municipal Code, as follows:

AN ORDINANCE OF THE CITY OF PRESTON, IDAHO, AMENDING THE SUBDIVISION ORDINANCE OF THE PRESTON MUNICIPAL CODE AS FOLLOWS: 16.25.060(R) – DESIGN CRITERIA FOR STREET PROJECTS, DRAINAGE SWALE CONSTRUCTION, ALLOWING TWO OPTIONS FOR THE CONSTRUCTION OF A DRAINAGE SWALE, OPTION 1 ELEVEN (11) INCHES BELOW SIDEWALK AND SEVENTEEN (17) INCHES BELOW RIBBON CURB WITH SIDE SLOPES NO STEEPER THAN 3:1 OR OPTION 2 THIRTEEN (13) INCHES BELOW THE SIDEWALK AND NINETEEN (19) INCHES BELOW CURB. LINING OF THE SWALE SHALL BE WITH 1" TO 2" ROCK; ALLOW PUBLICATION BY SUMMARY; DISPENSE WITH READING ON THREE SEPARATE DAYS AND ESTABLISH AN EFFECTIVE DATE.

A copy of a proposed ordinance is on file with the city clerk at the above address and copies of the same may be obtained from that office from and after December 18th, 2019.

All persons present at the public hearing will be given the opportunity to be heard. 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.

Chairman Wright opened the public hearing and reminded audience rules were the same as the previous hearing.

Engineer Simpson presented that he was asked to make changes to the current ordinance including the cross section of the swale having a maximum 3 to 1 slope which is the maximum slope that can be mowed.

The other requirement is that the swale be 12 inches below the sidewalk inches below the ribbon curb. In order to meet this slope and 18 it is not possible to be 18 inches deep, 17 inches would be the maximum.

The other requirements the city council wanted him to look at is for the swale to be lined with sod or 1" to 2" rock.

His recommendation is to have the swale depth 17" below the ribbon curb and

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11" below the sidewalk to keep the 3 to 1 slope. The swale would be lined with 1" to 2" rock without any impermeable barrier.

Chairman Wright asked for any comments in favor. There were none. There were also no written comments.

Chairman Wright asked for any neutral comments. Craig Conklin mentioned there is a website called betterstreets.org and he also brought a copy of an article he thought may be useful in making the ordinance easier to follow and regulate.

Chairman Wright called for comments against and there were none. There were also no written comments.

Commissioner Hansen seconded the motion.

Chairman Wright called for a motion to close the public hearing. Commissioner Titensor made the motion to close the hearing.

Vote went as followed.

Commissioner Chesney	-Aye
Commissioner Purser	- Aye
Commissioner Call	- Aye
Chairman Wright	-Aye
Commissioner Hansen	- Aye
Commissioner Alder	- Aye

Motion passed.

Commissioner Titensor stated that he thought that the commission have Engineer Simpson take a look at the information to see if there are any changes that would be beneficial without changing any other of the current regulations regarding street width, right of ways etc.

Other members of the commission thought this was a good idea. Chairman Wright asked for a motion.

Commissioner Titensor made the motion to have Engineer Simpson give a courtesy review of the information provided and give his professional opinion at the next board meeting whether to proceed as outlined or make any adjustments.

Commissioner Call seconded the motion.

The motion received unanimous approval.

Chairman Wright adjourned the meeting at 6:45 p.m.

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Kelly Mickelsen - Deputy Clerk

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Penny Wright - Chairman