

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
February 23, 2022

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

Chairman Fred Titensor was excused.

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

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

**REVIEW &  
APPROVAL  
P&Z MINUTES  
2/9/2022**

Commissioner Call moved to approve the minutes of February 9, 2022 as written. Commissioner Swainston seconded the motion.

Vote went as follows:

|                        |                |
|------------------------|----------------|
| Commissioner Winn      | <u>Abstain</u> |
| Commissioner Swainston | <u>Aye</u>     |
| Commissioner Alvey     | <u>Aye</u>     |
| Commissioner Call      | <u>Aye</u>     |
| Commissioner Cole      | <u>Aye</u>     |
| Commissioner Carter    | <u>Abstain</u> |

Motion passed by majority vote.

**PUBLIC  
HEARING:  
MUNI-  
CIPAL  
CODE 16.22:  
MINOR  
SUB-  
DIVISIONS**

Vice-Chairman Dave Cole called for a public hearing on city municipal code 16.22 minor subdivisions.

### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on the 23<sup>rd</sup> day of February, 2022, 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, before the Planning and Zoning Commission to consider a proposed ordinance amending Preston City Code 16.22, Minor Subdivisions, as follows:

16.22.010 requiring minor subdivision to have direct access to existing streets; allowing for sidewalk, curb, gutter and roadway, or payment into the sidewalk fund, within twelve (12) months after final plat approval; require on-site and off-site improvements from the public street to the furthest back lot line of developed parcels;

16.22.020 disallowing lot line adjustments that create “spite” strips;

16.22.030 providing notification of applications for minor subdivisions to agencies, jurisdictions and adjacent property owners; allowing minor subdivision review meeting with developer and city engineer;

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16.22.040 Review and recommendation of preliminary plat to the Planning and Zoning Commission for recommendation of approval, approval with conditions, or denial;  
Add 16.22.050 Preliminary Plat Standards of Review  
16.22.060 Eliminating preliminary plat approval, approval with conditions or denial by the city engineer;  
Add 16.22070 Final Plat Application Standards  
Add 16.22.080 Commission Action: Final Plat to require Final Plat review and recommendation to the Planning and Zoning Commission for recommendation of approval, approval with conditions, or denial'  
Add 16.22.090 Time Limitations  
Add 16.22.100 Acceptance of Final Plat  
Add 16.22.110 City Council Action: Final Plat allowing City Council to act upon the report of the commission within thirty (3) days of commission's report;  
16.22.120 removing verbiage referring final plat conformance.

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 February 2, 2022.

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.

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Linda Acock, City Clerk

Vice-Chairman Cole explained the procedures for a public hearing and invited City Engineer Tyrell Simpson to explain the changes made to the minor subdivision code. Mr. Simpson stated that the major changes involved adding a requirement to build infrastructure, including a road, to the back of the lot and changing the application process to require that the preliminary plat and the final plat be approved by Planning and Zoning.

Vice Chairman Cole called for public comments or written comments. There were none.

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

Vice Chairman Cole asked City Attorney Preston Rutter for any comments. Mr. Rutter stated that there was an insignificant change to a code reference that needed to be added but otherwise there were no issues with the new wording. The commissioners agreed that this reference should be added.

Commissioner Winn moved to recommend to city council approval of the changes to Preston City Municipal Code 16.22 Minor Subdivisions. Commissioner Carter seconded the motion.

Vote went as follows:

|                        |            |
|------------------------|------------|
| Commissioner Winn      | <u>Aye</u> |
| Commissioner Swainston | <u>Aye</u> |
| Commissioner Alvey     | <u>Aye</u> |

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|                     |            |
|---------------------|------------|
| Commissioner Call   | <u>Aye</u> |
| Commissioner Cole   | <u>Nay</u> |
| Commissioner Carter | <u>Aye</u> |

Motion was approved by majority vote.

**MUNI-  
CIPAL  
CODE 16.34:  
PLANNED  
UNIT DEVE-  
LOPMENTS**

Economic Development Planner Shawn Oliverson explained that the recent changes to the municipal code 16.34: planned unit developments were approved by city council with the exception of changing the distance between units from 1800 feet down to 800 feet. After making this change, city council asked that the commissioners review this requirement and make another recommendation to city council. Mr. Oliverson explained that 800 feet is only a little over a block in distance and would allow for a large increase in density.

Commissioner Call stated that the 1800 feet spreads out the big developments and the density. Commissioner Swainston asked if this change would affect developments that have already been approved and Mr. Oliverson replied that it would not. City Engineer Tyrell Simpson stated that there is a lot of space in the city for PUD's to be built even with the 1800-foot requirement.

Commissioner Winn moved that they change the distance to 1800 feet and set a public hearing on the matter. Commissioner Swainston seconded the motion. Vote was unanimous.

**APPROVED  
BUILDING  
PERMITS**

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

|               |                         |                |
|---------------|-------------------------|----------------|
| Brent Alleman | 564 S 4 <sup>th</sup> E | Accessory Bldg |
| Day Builders  | 2 N State               | Sign           |

**PUBLIC  
INPUT**

None

**CALEN-  
DARING**

Vice-Chairman Cole stated that they will continue discussing short term rentals at the next meeting and hold two public hearings on March 23<sup>rd</sup>.

**ADJOURN**

Meeting was adjourned at 6:28 P.M. by Vice-Chairman Cole.

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Becky Cox

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Dave Cole, Vice-Chairman