

CITY OF PRESTON PLANNING AND ZONING MEETING
August 23, 2023

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

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

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

Commissioner Carter recused himself from agenda item

**REVIEW &
APPROVAL
P&Z MINUTES
8/9/2023**

Commissioner Titensor moved to approve the minutes of August 9, 2023 as written. Commissioner Carter seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

**PUBLIC
HEARING:
SPECIAL USE
PERMIT
APPLICATION
1600 N 8TH W**

Chairman Alvey called for a public hearing on the Special Use Permit application submitted by Justin Carter for 1600 North 8th West.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on August 23, 2023, before the City of Preston Planning and Zoning Commission at the hour of 6:00 P.M. at the city hall located at 70 West Oneida St., Preston, Idaho, to give consideration to the application of Justin Carter/Carter Angus Ranch LLC, at approximately 1600 North 800 West, for a Special Use Permit in accordance with Preston Municipal Code 17.06.010, which states, "Accessory Buildings: a building or buildings which are used incidentally, and clearly subordinate to the primary use of a parcel." Specifically, the applicant proposes to construct a machine shed on a parcel that is currently irrigated farm ground. There is no existing building to consider this new shed to be an accessory to. 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:

Lot Two (2), Alfalfa Flats Subdivision, as recorded June 3, 1997, as instrument No. 199166, records of Franklin County, Idaho. Being a portion of SW1/4 Section 10, Township 15 South, Range 39 East of the Boise Meridian. 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.

CITY OF PRESTON PLANNING AND ZONING MEETING
August 23, 2023

Dated this 27th day of July, 2023
s/Linda Acock
Publish: August 2, 2023

Chairman Alvey explained the procedure for a public hearing and invited Justin Carter to present his application. Mr. Carter explained that he would like to build a shop, which is considered an accessory building, on an empty lot. The lot is next to his brother's home but is on a separate parcel. There is no provision for this in the building permit process and therefore a special use permit is needed. There will be no water or sewer hookups to the shop.

Commissioner Steve Call asked City Engineer Tyrell Simpson if there are any requirements for infrastructure. Mr. Simpson stated that because it is an accessory building there are none.

Chairman Alvey called for public comment. There were no comments and no written comments.

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

Commissioner Titensor made a motion to recommend to city council approval of the special use permit application for 1600 North 8th West. Commissioner Cole seconded the motion.

Vote went as follows:

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

Motion passed by unanimous vote.

DISCUSSION:
PMC TITLE
17.64: ASSISTED
LIVING

Chairman Alvey invited City Development Director Shawn Oliverson to present a draft of the code. Mr. Oliverson stated that there were some clarifications needed and some wording cleaned up on the draft before they took it to a public hearing. Specifically, how many units are allowed before a special use permit is required, how they want to restrict entrances and what the setbacks should be.

After discussion the commissioners decided to remove any restrictions on how many entrances per block would be allowed and changed the setbacks to be fifteen feet in residential zones. They also removed any size restrictions that would require a special use permit. City Attorney Jared Coburn recommended amending the definition of assisted living facilities in 17.06.010 to clarify that nine or more residents is considered an assisted living facility.

Commissioner Titensor made a motion to set a public hearing on PMC Title 17.64: Assisted Living contingent on making the changes that were discussed at this meeting. Commissioner Carter seconded the motion.

CITY OF PRESTON PLANNING AND ZONING MEETING
August 23, 2023

Vote went as follows:

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

Motion passed by majority vote.

**APPROVED
BUILDING
PERMITS**

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

Steve Dimick	315 W 1 st N	Accessory building
Paul Jensen	517 E 1 st S	House
Tony Crockett	575 Eagle Drive	House

**CALEN-
DARING**

Meetings on November 22, 2023 and December 27, 2023 will be canceled.

ADJOURN

Meeting was adjourned at 6:40 P.M. by Chairman Alvey.

Becky Cox

Adrienne Alvey, Chairman