

CITY OF PRESTON PLANNING AND ZONING MEETING
September 11, 2024

ATTENDANCE The following Board members were present: Commissioner Steve Call, Commissioner Fred Titensor, Chairman Adrienne Alvey, Commissioner Richard Swainston, Commissioner Dennis Sessions, Commissioner Bret Jacobson.

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

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

**REVIEW & APPROVAL
P&Z MINUTES
8/14/2024** Commissioner Titensor moved to approve the minutes of August 14, 2024 as written. Commissioner Call seconded the motion. Vote was unanimous.

**PUBLIC
HEARING:
REZONE
APPLICATION
450 W 8th S**

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on September 11, 2024, 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 Ryan Harris, Scott Madsen and Travis Despain regarding property located at approximately 450 West on 8th South, Preston, Idaho for a Rezone, from Residential B to Residential A-2. A copy of the Application for Rezone, as well as the legal description of the properties, 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 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 August, 2024.

Linda Acock

Publish: August 21, 2024, in The Preston Citizen

Chairman Alvey read the procedure for the public hearing. Commissioner Call made a motion to open the public hearing. Commissioner Swainston seconded the motion. Vote was unanimous.

The applicant was not in attendance to present the application.

Chairman Alvey asked City Engineer Tyrell Simpson to present his staff report. Mr. Simpson stated that the applicant was asking to rezone three parcels from Residential B to Residential A-2. The property to the east of the

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parcels is currently zoned Residential A-2. Two of the parcels currently have single family homes on them and one will be developed. Residential B allows for single family homes on half-acre lots and Residential A-2 allows for single family, duplex, or tri-plex.

Chairman Alvey called for public comment in support of the application. There were no comments and no written comments.

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

Chairman Alvey called for opposing public comment.

Kendall Hobson stated that he lives at 430 W 8th S, across the street from the parcels, and he is opposed to multi-family units being built there but has no objection to a single-family home. He has lived there for sixteen years and has seen a lot of change. He would like to keep the feel of the neighborhood and does not want multi-family homes.

Tim Weeks stated that there were multi-family units proposed in that neighborhood twenty-five years ago and all of the neighbors were opposed to it. They don't want high density housing next to farm land. He does not oppose a single-family home but does not want multi-family.

Two letters in opposition were read and are attached to these minutes.

Commissioner Titensor made a motion to close the public hearing. Commissioner Sessions seconded the motion. Vote was unanimous.

The commissioners discussed whether or not the rezone was congruent with the comprehensive plan and the purposes of the zoning map. They discussed the strain on roads and the combination of residential and agricultural uses in that area and concerns with high density housing.

Commissioner Call made a motion to recommend to City Council to deny the application for a rezone at 450 W 8th S. Commissioner Sessions seconded the motion.

Vote went as follows:

Commissioner Call	<u>Aye</u>
Commissioner Titensor	<u>Aye</u>
Chairman Alvey	<u>Aye</u>
Commissioner Swainston	<u>Aye</u>
Commissioner Sessions	<u>Aye</u>
Commissioner Jacobsen	<u>Aye</u>

Motion passed by unanimous vote.

APPROVED
BUILDING
PERMITS

The following building permits were reviewed. There were no comments.

Tony Crockett	557 Eagle Dr	Shop
Jared Cox	30 E 1 st S	Accessory Building
Dixon Beckstead	118 S 3 rd E	House
Jay Atkinson	184 S 6 th E	Accessory Building

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CALEN-DARING Chairman Alvey asked the commissioners to confirm whether or not they would be able to attend a meeting with the County Commissioners to discuss the area of impact on October 8th at 6:00 pm. Commissioner Titensor suggested that they review the city’s application for rezone as they have had a couple of them recently and may benefit from looking at the application criteria.

ADJOURN Meeting was adjourned at 6:22 P.M. by Chairman Alvey.

Becky Cox

Adrienne Alvey, Chairman