

CITY OF PRESTON PLANNING AND ZONING MEETING
August 9, 2023

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

Staff present: Shawn Oliverson, Becky Cox, Jared Coburn, Dan McCammon.

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

**REVIEW &
APPROVAL
P&Z MINUTES
6/14/2023
& 7/12/23**

Commissioner Cole moved to approve the minutes of June 14, 2023 as written. Commissioner Carter seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

Commissioner Carter moved to approve the minutes of July 12, 2023 as written. Commissioner Call seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

**PRELIMINARY
PLAT: EASTON
FELLOWS**

Chairman Alvey invited Mr. Fellows to present his preliminary plat. Mr. Fellows stated that this is a three-lot minor subdivision located on 1400 West. The homes will have city water but will have their own septic systems. It is still being decided if they will have an HOA to govern the water shares or if each lot will be deeded some water shares.

Commissioner Fred Titensor moved to approve the preliminary plat for Easton Fellows on 1400 West. Commissioner Call seconded the motion. Vote was unanimous.

**DECISION
ON REZONE
APPLICATION:
700 W ONEIDA**

Chairman Alvey explained that at the last meeting a public hearing was held on this matter and the commissioners vote ended in a tie. The issue was tabled and is being brought up again for a deciding vote.

Commissioner Titensor stated that the city has a small amount of industrial and commercially zoned property available to be developed and rezoning this property would eliminate some of that. He stated that he feels the project has

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merit but the zoning is there to fill the needs of the city. He also pointed out that in the Comprehensive Plan it states that zoning is established to allow for an even mix of multifamily housing throughout the city, but outside of the commercial and industrial areas.

Commissioner Cole agreed with Commissioner Titensor and also suggested that they need to continue to refer back to the water study presented by Keller & Associates. With the developments that have already been approved the city has already met its growth capacity according to that study.

Commissioner Call made a motion to recommend to city council denial of the application for rezone at 700 W. Oneida. Commissioner Titensor seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

**DISCUSSION:
ALTERNATIVE
OPTION
700 W ONEIDA**

Chairman Alvey invited Christian Traeden to make a presentation on the proposed development at 700 W Oneida. Mr. Traeden stated that they have considered some of the comments made by the commissioners and made some adjustments to their plans to address those concerns. The adjustments include reworking the zoning so that there is more light industrial area, specifically along the frontage of Oneida and moving the residential zoning farther back in the property where is it surrounded by existing residential zones. This would also result in fewer residential units. He stated that as a business owner Mr. Shurtliff recognizes the need for commercial and industrial zones, but also sees the need for housing to bring employees to the area. They feel that this combination of uses for this property fills both of those needs.

**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 this draft includes all of restrictions that were requested by the commissioners, including setbacks, number of units allowed, infrastructure requirements and orientation of buildings.

The commissioners discussed whether they should add some wording that refers to the state code.

Commissioner Titensor made a motion to approve the revision and set a public hearing, with the contingency of verbiage being added that refers to compliance with state code. Commissioner Cole seconded the motion.

Vote went as follows:

Commissioner Call	<u>Aye</u>
Commissioner Titensor	<u>Aye</u>
Commissioner Alvey	<u>Aye</u>

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Commissioner Cole Aye
Commissioner Carter Nay

Motion passed by majority vote.

**APPROVED
BUILDING
PERMITS**

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

Jeremiah Wright	749 E 750 S	House
Kyle Christiansen	150 N State	Accessory building
Kevin Lewis	955 Fairway Dr	Remodel

**CALEN-
DARING**

Chairman Alvey stated that they would have a public hearing at the next meeting on a special use permit. She invited the commissioners to let her know if there were topics that they wanted to see on the agenda.

ADJOURN

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

Becky Cox

Adrienne Alvey, Chairman