

CITY OF PRESTON PLANNING AND ZONING MEETING

January 27, 2021

ATTENDANCE **The following Board members were present: Chairman Fred Titensor, Commissioner Steve Call, Commissioner Penny Wright, Commissioner Adrienne Alvey, Commissioner Dave Cole, Commissioner Berni Winn, Commissioner Justin Carter**

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

Others: Dan Keller, LeRoy Johnson, Ben Gochberg, Paul White, Janel Boehme, Dava Beckstead, Dixon Beckstead

Meeting was called to order at 6:00 P.M. by Chairman Fred Titensor.

REVIEW & APPROVE P&Z MINUTES 1/13/2021 **It was moved by Commissioner Penny Wright and seconded by Commissioner Justin Carter to approve the Planning and Zoning Minutes of January 13, 2021 as written.**
The vote was unanimous in favor.

ORCHARD ON ONEIDA **Chairman Fred Titensor invited Ben Gochberg to present his plan for open space and parking on his development at 237 W Oneida, Orchard on Oneida. Mr. Gochberg stated that he has about two (2) acres and is planning to build two separate building with a total of twenty-six (26) units. He is planning buildings that will look nice and fill a housing need in Preston. His open space includes landscaping, a playground and a pavilion. He has planned for the number of parking spaces as required by the city code and hoped that in the future they will be able to add some covered parking options.**

Commissioner Cole asked Mr. Gochberg if he was going to build in phases or all at once. Mr. Gochberg replied that he would build all of the units at the same time and planned to start in April or May and be finished before winter. The commissioners asked Mr. Gochberg questions about the demographics of tenants, access to Oneida and options for other access points, garbage pickup and who would be managing the units. Chairman Titensor thanked Mr. Gochberg for answering their questions even though they did not relate directly to the issue that would be voted on.

Chairman Titensor asked City Engineer Tyrell Simpson if he had any comments. Mr. Simpson stated that they are only looking at the parking and open space tonight and that Mr. Gochberg had met all of city code requirements regarding those issues.

Commissioner Dave Cole commented that the layout looked nice and that there were no problems with meeting the city requirements.

Commissioner Bernie Winn made a motion to approve the landscaping and open space for Orchard on Oneida at 237 W Oneida. Commissioner Dave Cole seconded the motion.

Vote went as follows:

Chairman Titensor	-	Aye
Commissioner Alvey	-	Aye
Commissioner Wright		Aye
Commissioner Cole	-	Aye
Commissioner Winn		Aye
Commissioner Carter	-	Aye
Commissioner Call		Aye

Vote was passed unanimously.

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**COMPRE
-HENSIVE
PLAN AND
ZONING
DISCUSSION**

Chairman Titensor explained to the commissioners that he has been contemplating how to best get some of the projects they have been working on presented for approval to city council. He said that he would like to get the comprehensive plan and the land use map done and approved and then finalize the other specific ordinances that they have been discussing over the past year. He would like to do this so that some of the new ordinances could start being implemented and also to present small portions to the public at a time so that there is not so much to consider at once. Chairman Titensor asked Economic Development Director/Assistant Planner Shawn Oliverson if he felt like that was a workable way to do it. Mr. Oliverson stated that it would work well and they could make small changes to fit in with current code and then begin applying the changes as they went along. Chairman Titensor identified six areas of the comprehensive plan that need some work and assigned each commissioner one area to work on and bring back to the next meeting ready to finalize.

Chairman Titensor turned the discussion to the proposed zoning map, specifically the Southwest quadrant that the commissioners prepared for the meeting. Commissioner Call commented that at the public open house there were a lot of comments from people in this quadrant and none of them wanted any changes. They discussed west Oneida where there are homes and businesses and leaned toward the option of changing it to general commercial with language included for exceptions for existing homes. City Engineer Tyrell Simpson gave a brief overview of the infrastructure issues in this quadrant, including sewer availability concerns. The commissioners discussed the Residential B category and Chairman Titensor stated that he is in favor of keeping it so that some areas of the city will be required to have bigger lots which will keep the rural feel that people want.

The commissioners decided to address the Northeast quadrant of the city at the next meeting. They also agreed to discuss the Multi-Family Housing ordinance and finalize the wording.

**PUBLIC
INPUT**

There were no comments.

**APPROVED
BUILDING
PERMITS**

The commissioners reviewed the following approved building permits, there was no discussion or comments.

Tony Crockett	576 Eagle Dr.	House
Karen Higley	715 E 8 th S	House

ADJOURN

Meeting was adjourned at 7:11 P.M. by Chairman Fred Titensor.

Becky Cox

Fred Titensor, Chairman