

CITY OF PRESTON PLANNING AND ZONING MEETING
August 11, 2021

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

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

Others: Dan Keller, Tamara Harris, Jon Harris, Daniel Steele, David Steele, Joshua Steele, Zack Corbridge

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

REVIEW & APPROVAL
P&Z MINUTES
07/14/2021

It was moved by Commissioner Penny Wright and seconded by Commissioner Justin Carter to approve the Planning and Zoning Minutes of July 14, 2021, as written. The vote was as follows:

Chairman Titensor	<u>Aye</u>
Commissioner Alvey	<u>Absent</u>
Commissioner Cole	<u>Aye</u>
Commissioner Winn	<u>Aye</u>
Commissioner Carter	<u>Aye</u>
Commissioner Wright	<u>Aye</u>
Commissioner Call	<u>Abstain</u>

Motion passed by majority vote.

Commissioner Alvey arrived at 6:10.

PUBLIC HEARING
JOSHUA STEELE
375 W. ONEIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on August 11, 2021, 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 Joshua Steele, Oneida Storage LLC, 662 N 550 E Orem, Utah, for a Special Use Permit in accordance with Preston Municipal Code 17.12.040(B) which yard setbacks, in Residential B, are to be a minimum of 20' front yard, 8' side yard, and 20' back yard, and 17.12.020, allowed uses in the Residential B zone. Specifically, the applicant desires to expand the storage facilities with additional storage units and a warehouse/office space with the side yard setback of 0' and the rear yard setback at 0'. 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.

Site address: 375 West Oneida Preston, Idaho
Legal Description of said property:

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160 rods West of the Northeast corner of Section 27, Township 15 South, Range 39 East of the Boise Meridian, Thence South 20 rods, thence east 5 rods 10 feet; thence, thence East 4 rods 6 ½ feet; thence North 18 rods; thence West 10 rods to the place of the beginning

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 30th day of June, 2021.
s/Linda Acock

Publish: July 14, 2021 in The Preston Citizen

Chairman Titensor read the guidelines for the public hearing and invited Joshua Steele to present his application. Mr. Steele explained that he purchased the property at 375 W. Oneida at the beginning of the year. The property currently has storage rental units and two buildings housing businesses. The property lies in the Residential B zone and the previous owner received a special use permit for these commercial entities. Mr. Steele would like to build more storage units and would like to set them right on the property line with no setback, both issues requiring a special use permit.

Chairman Titensor invited City Engineer Tyrell Simpson to present his staff report. Mr. Simpson stated that when the apartment buildings across the street are built the road will also be raised and that Mr. Steele will work with that developer on a plan for storm water runoff.

Commissioner Wright asked Mr. Simpson if there needed to be access for a fire truck to turn around on the property. Mr. Simpson stated that if the driveway is less than 150 feet the fire truck can back up.

The commissioners and Mr. Simpson discussed the storm water runoff and Mr. Simpson advised that that issue would be fully addressed when a building permit was requested. Mr. Simpson also advised that parking for the facility would be addressed with the building permit application.

Chairman Titensor read a letter that was submitted for public comment, which is attached to these minutes.

Chairman Titensor called for comments in support.

There were no comments and no written comments in support.

Chairman Titensor called for neutral comments.

There were no neutral comments. Written comment was read by Chairman Titensor.

Chairman Titensor called for opposing comments.

There were no opposing comments and no written opposing comments.

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

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Chairman Titensor asked the commissioners for any comments they may have. Commissioner Cole asked Mr. Steele which way his roof line would slope and if the snow would slide onto neighboring properties. Mr. Steele replied that one of the buildings would be pitched towards the neighbor's property.

Commissioner Wright asked Mr. Steele if he wanted the buildings on the property line to allow for more units. Mr. Steele replied that it did make the units a little bit larger and gave more space on the interior of the property for vehicles. Commissioner Wright asked if there were any complaints about the property being too tight for vehicles with the current buildings. Mr. Steele replied that he had not.

Commissioner Carter stated that he felt parking should be addressed at this point so that Mr. Steele knows what the requirements are. Commissioner Winn asked if storage units required parking. City Planner Shawn Oliverson stated that the storage units did not require much parking but that there is more commercial space and parking would be required depending on what type of business. Chairman Titensor advised Mr. Steele that parking would not be an issue in this decision but to be aware of the parking requirements and to have a plan in place for the future.

Chairman Titensor commented that the property has been used as a commercial property for several years because of a previous special use permit and it may serve the property better to do a rezone. Commissioner Alvey asked what the setback requirements are if it is rezoned to commercial. Mr. Simpson replied that it would be ten feet. Chairman Titensor told Mr. Steele that they see a need in the city for more storage units and they are excited about his project but feel like they should spend some time considering a rezone and a plan for the snow removal issues.

Commissioner Call moved that they table the decision on a special use permit for Joshua Steele while they look into a rezone and give Mr. Steele some time to come up with a plan for snow removal, with any additional public hearing fees waived. Commissioner Cole seconded the motion.

Vote went as follows:

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

Vote was unanimous.

**DOUG
DAY
PARKING
BUYOUT**

No one was in attendance to present this matter, no action was taken.

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**DISCUSSION:
ZONING
CODE
DEFINITIONS** The commissioners reviewed the definitions found in the city zoning ordinance. They added and changed definitions to update, clarify and simplify the definitions. They also discussed making definitions the same across different sections of the code.

**REPORT OF
APPROVED
BUILDING
PERMITS** Chairman Fred Titensor reported the following approved building permits:

Jerry Potter	102 N State	Remodel
Tony Crockett	566 Eagle Dr.	House
Dalton Jeffs	655 S 4 th E	Commercial
Jeremiah Wright	1050 N 1 st E	House

**PUBLIC
INPUT** Zack Corbridge: Mr. Corbridge stated that since the change in the animal code he feels that the commissioners need to look at city ordinances that deal with fencing. He feels that there is a lot of grey area in the code and that fencing needs are different with different animals.

CALENDARING Chairman Fred Titensor advised the Board that they will continue the discussion on the zoning code by addressing the general provisions at the next meeting.

ADJOURN Meeting was adjourned at 7:00 P.M. by Chairman Fred Titensor.

Becky Cox

Fred Titensor, Chairman