

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
January 24, 2018

**ROLL CALL** Roll Call showed the following Board members present: Chairman Linda Hansen, Commissioner Penny Wright, Commissioner Steve Call, Commissioner Brock Alder, Commissioner Scott Palmer

Staff present: Wendy Merrill, Mark Owens

Others: Darren Cole, Lisa Cole, Berni Winn

Meeting was called to order at 6:00 p.m. by Chairman Linda Hansen

**REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 01/10/18** It was moved by Commissioner Penny Wright and seconded by Commissioner Steve Call to approve the minutes of January 10, 2018. The motion received unanimous approval.

**PLANNING & ZONING COMMISSION DECISION FINAL PLAT A. JAY HANSEN MINOR SUBDIVISION** It was moved by Commissioner Steve Call and seconded by Commissioner Scott Palmer to approve the Planning and Zoning Commission Decision to the City Council to approve the final plat for the A. Jay Hansen Minor Subdivision, located at 636 South 1<sup>st</sup> East, and to have Chairman Linda Hansen sign the decision. The motion received unanimous approval.  
A copy of the Planning and Zoning Commission Decision – Final Plat, A. Jay Hansen Minor Subdivision follows minutes.

**ANNEXATION FEASIBILITY DARREN COLE** Darren Cole revisited the feasibility of annexing property located at approximately 1200 East 800 South, consisting of 20 acres, for the purpose of creating 3 to 4 lots. City Engineer Mark Owens stated the City’s Impact Area was implemented to define the boundaries of the City of Preston, and since this property is within the impact area he recommended the Board allow Mr. Cole to pursue annexation of the property. Commissioner Brock Alder expressed concern about the requirement that all annexations should square city boundaries. After Board discussion, and review of the annexation check list requirements, it was moved by Commissioner Steve Call and seconded by Commissioner Scott Palmer to allow Mr. Cole to pursue annexation of the property at approximately 1200 East 800 South. The vote was as follows:

Chairman Linda Hansen	Aye
Commissioner Penny Wright	Aye
Commissioner Steve Call	Aye
Commissioner Brock Alder	Nay
Commissioner Scott Palmer	Aye

Motion passed by majority vote.

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## REVIEW OF DECISION/ NOTICE TO ADJOINING PROPERTY OWNERS ON MINOR AND MAJOR SUBDIVISIONS

The City Council requested the Planning and Zoning Commission review their decision of October 25, 2017, regarding Preston Municipal Code, Section 16.22.040-B, which states that the city will provide copies of submitted documents, as necessary, to outside agencies and jurisdictions, which, in the opinion of staff, may be affected by the proposal, and in addition, the city will provide written notice to the owners of property adjacent to the property proposed for development. On October 25, 2017, the Board unanimously voted to require that only the immediate adjoining property owners be notified of both minor and major subdivisions.

After Board discussion, it was moved by Commissioner Scott Palmer and seconded by Commissioner Steve Call to again recommend to City Council that immediate adjoining property owners be given notice of both major and minor subdivisions. The motion received unanimous approval.

## REVIEW POLICY ALLOWING REBUILD AFTER FIRE IN COMMERCIAL ZONES

City Engineer Mark Owens asked the Board to review Preston Municipal Code 17.16.070, which states that no new single-family dwelling, two-family dwelling, three-family dwelling, duplex, triplex, or other multi-family dwelling shall be permitted within the business district zone. At the June 25, 2003 meeting of the Planning and Zoning Commission, a motion was passed allowing grandfathering of existing homes in the business district on the same footprint, should the home burn down. City Engineer Mark Owens asked the Board to implement a policy when an existing home in the business district zone is destroyed by fire.

After Board discussion, it was moved by Commissioner Steve Call and seconded by Commissioner Brock Alder to allow the rebuilding of homes destroyed by fire in the Business District Zone.

Motion was rescinded.

It was moved by Commissioner Steve Call and seconded by Commissioner Brock Alder to recommend to City Council that the city allow the rebuilding of homes destroyed by fire in the Business District Zone, with the condition that they comply with Residential A-1 standards. The motion received unanimous approval.

## ZONING MAP/ NEW ZONES

City Engineer Mark Owens outlined the creation of three new Zoning Districts as follows; Residential O District, to allow older homes within the zoning area to become conforming lots; Residential A District, to reserve residential neighborhoods and encourage development of medium-density areas best suited for moderate income residential areas; and the Commercial District, which would consolidate all existing Business Districts and allow all businesses to be permitted, or allowed to apply for special use permits. The Board discussed adding apartments above businesses to also be an allowed use in the Commercial District.

After further discussion, it was moved by Commissioner Steve Call and seconded by Commissioner Penny Wright to recommend to City Council the approval of the proposed zoning map and new classifications, and to have City Engineer Mark Owens add that apartments above businesses will be a permitted use in the Commercial District. The motion received unanimous approval.

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**LAND USE  
MAP**            It was moved by Commissioner Steve Call and seconded by Commissioner Penny Wright to recommend to City Council the approval of the land use map as proposed. The motion received unanimous approval.

**TINY  
HOMES**            This issue was placed on unfinished business.

**ADJOURN**            Meeting was adjourned at 7:00 P.M. by Chairman Linda Hansen.

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Linda Hansen, Chairman

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Linda Acock, Clerk