

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
November 28, 2018

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

Staff present: Tyrell Simpson, Shawn Oliverson, Linda Acock

Others: Jordan Snedaker, Berni Winn

Meeting was called to order at 6:00 P.M. by Chairman Linda Hansen.

**REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 10/10/2018** It was moved by Commissioner Chuck Chesney and seconded by Commissioner Scott Palmer to approve the Planning and Zoning Minutes of October 10, 2018, as written. The motion received unanimous approval.

**RESIDENTIAL USE IN COMMERCIAL ZONE** Jordan Snedaker came before the Board to open discussions regarding turning a vacant commercial building into residential apartments. The top floor of many of Preston's businesses do have living quarters in them. They are a grandfathered use, and people do live in these apartments. He is interested in purchasing one of the buildings, and converting the main floor into affordable residential rentals.

Commissioner Chuck Chesney asked about parking, as there is no overnight parking allowed on State Street. Mr. Snedaker stated that would be a consideration for the Planning and Zoning if they choose to pursue changes to the ordinance, but that the property he is looking at has ample parking behind the building.

Commissioner Wright asked how it works that the apartments above the building can be rented for residential use, but the entire building can't be rentivated for residential use on all floors. Economic Development Specialist/Assistant Planner, Shawn Oliverson explained that the upstairs apartments were built before zoning was established and so it is a grandfathered use.

Mr. Snedaker asked if a special use permit could be considered. Whereas the business zone specifically states no new residential uses, a special use permit cannot be considered.

Commissioner Scott Palmer stated that current trends seem to be moving back to the mixed use, and that the Planning and Zoning Board should definitely give this matter serious consideration.

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**REPORT OF  
APPROVED  
BUILDING  
PERMITS**

Chairman Linda Hansen reported on the following approved building permits:

Cameron Rounds	60 North 4 <sup>th</sup> East	House
Shad Moser	92 North 4 <sup>th</sup> East	House
Shad Moser	170 North 4 <sup>th</sup> East	House
Tony Crockett	588 East Eagle Dr.	House
Tony Crockett	590 East Eagle Dr.	House
Blue Sage Park	310 East 260 North	House
Steve Spillet	550 East 4 <sup>th</sup> North	House
Lane Nielson	525 West 2 <sup>nd</sup> North	House
Preston Mobile Est.	15 Sunrise Drive	Man. House
Chad Spencer	193 East 8 <sup>th</sup> North	Commercial
Cody Downs	527 South 1 <sup>st</sup> East	Garage
Hobson Homes	575 West 2 <sup>nd</sup> North	Shop
Ron Keller Tire	160 South State	Overhang
Brandon Roberts	130 East 3 <sup>rd</sup> South	Addition
Tim Thorton	427 South Hwy 91	Shed
Roger Perry	37 East 7 <sup>th</sup> South	Shed
Lytle Signs	44 North 1 <sup>st</sup> East	Sign
F. C. Funeral Home	56 South State	Sign
Blaze Signs	37 South State	Sign

**ADJOURN**

Meeting was adjourned at 6:28 P.M. by Chairman Linda Hansen.

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Linda Acock, Clerk

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Linda Hansen, Chairman