

CITY OF PRESTON PLANNING AND ZONING MEETING
February 10, 2021

- ATTENDANCE** **The following Board members were present: Chairman Fred Titensor, Commissioner Steve Call, Commissioner Penny Wright, Commissioner Adrienne Alvey, Commissioner Dave Cole, Commissioner Justin Carter**
- Staff present: Tyrell Simpson, Shawn Oliverson, Preston Rutter, Becky Cox, Dan McCammon**
- Others: Dan Keller, LeRoy Johnson, Kreg Roberts, Tony Crockett, Bailey Beckstead, Quinn H. Corbridge, Bryon Martin**
- Meeting was called to order at 6:00 P.M. by Chairman Fred Titensor.**
- REVIEW & APPROVE P&Z MINUTES 1/27/2021** **It was moved by Commissioner Penny Wright and seconded by Commissioner Adrienne Alvey to approve the Planning and Zoning Minutes of January 27, 2021 as written.**
The vote was unanimous in favor.
- LAND USE MAP** **Chairman Fred Titensor invited discussion on the northeast quadrant of the land use map. He stated that he likes the proposed changes, he likes the location of the general commercial zone and the residential areas. Commissioner Cole commented that he also likes the proposed map and didn't see any areas that needed to be changed. Commissioner Call asked about the area that was approved for a rezone and it was pointed out and recalled that it had been approved to rezone for residential B. There were no other comments from the commissioners. Chairman Titensor recommended that they take a break from the map for a few meetings to focus on other topics to get ready for a public hearing. All of the commissioners agreed.**
- COMPREHENSIVE PLAN** **Chairman Titensor asked the commissioners to report on their assigned sections of the Comprehensive Plan. Commissioner Winn was not in attendance but had sent an email with her recommendations for the property rights section. She wrote that she felt like the existing wording was good but wondered about adding something about reviewing it annually so that it would get looked at more often. Chairman Titensor commented that he hoped the whole comprehensive plan would get looked at once a year. He also said that this section had a good overarching message for what the city wants to do with property rights.**
- Commissioner Carter reported on the Economic Development section. He said that it needed a lot of updating, for example it stated that dairy farming is the largest industry in the city and he doesn't think that is true any longer. It also refers to the Del Monte plant that has been closed since 1994. He recommended that they update it to include the fact that people travel more for work now and that many people work remotely from their homes. Chairman Titensor recommended that they remove wording about demolishing old and unsafe buildings downtown as that doesn't apply to any building currently. Commissioner Alvey recommended that they broaden the tourism statement to indicate that they want to encourage tourism but not mention any specific places. Commissioner Carter said that he would work with Mr. Oliverson to come up with a rough draft with those changes.**
- Commissioner Wright reported on the Public Services and Utilities section. She said that it is very outdated and needs a lot of work. She had talked to the City Engineer, Public Works Director, Police Chief and Fire Chief and was working on updating those sections. Mr. Oliverson stated that the city is currently working on a water study and that should be indicated in the water services**

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section. Chairman Titensor stated that it doesn't need to be too wordy, just a general idea of what is available and happening in the city for each section.

Commissioner Call reported on the Transportation section. He stated that there is not a lot of updating to do in this section but that he would like it to address some additional traffic safety issues. City engineer Tyrell Simpson said that the city has created a transportation committee to assess some of these issues and that their report would be done in September and that they could incorporate that into the plan at that point.

Commissioner Cole reported on the Housing section. He presented a rough draft with updated wording that also took out references to any specific zones. After some discussion the commissioners agreed that it needed to reference Planned Unit Developments specifically.

Commissioner Alvey reported on the Community Design section. She stated that the zoning references need to be updated and that she would like to add a section about signage for historical sites and something that encouraged making the downtown more pedestrian oriented. The commissioners discussed the paragraph on hazardous areas and concluded that there are no hazardous areas that need to be addressed.

The commissioners discussed the Land Use portion of the comprehensive plan and the changes that they have drafted. The new wording does not include any references to specific zones so that when they are ready to change the zoning map they will be in accordance with the comprehensive plan.

MULTI-FAMILY HOUSING ORDINANCE

The commissioners specifically addressed section M of the multi-family housing ordinance that relates to the maximum number of rooms allowed in nursing homes, assisted living facilities, and boarding houses. Commissioner Cole recommended that they look at the zoning, allowing bigger facilities in commercial zones and smaller ones in residential zones. Commissioner Alvey stated that adjusting the parking requirements might regulate the number of beds. They discussed the current parking ordinance and how it could affect the size of the facility. They discussed putting a cap on the number of beds at 60. Chairman Titensor said that he would like to see it regulated similar to the multi-family housing with restriction on how many could be on a city block. The commissioners also discussed that the state regulations are very strict for these types of facilities and would regulate a lot of these issues.

PUBLIC INPUT

Tony Crockett: He is a local contractor and has had to raise his prices about \$20-\$30 thousand per house in the last few months because of appreciation and demand. He said that it is difficult for first time homebuyers right now and he commends the commissioners for looking at multi-family housing and trying to make it less restrictive to build in the city.

Bryon Martin: Is the former owner of Heritage Home and said that the original plan included another wing to be built when there was demand for it. Said that putting a cap at 60 beds would prevent that from ever being built. He also asked the commissioners about the lack of any wording in the ordinances about condominiums. He said that they are a good option for people wanting to buy and also provides more residents that are vested in the community than apartment buildings.

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**APPROVED
BUILDING
PERMITS**

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

Jeremiah Wright	1060 N 1st E	House
Jeremiah Wright	1070 N 1st E	House

ADJOURN

Meeting was adjourned at 7:45 P.M. by Chairman Fred Titensor.

Becky Cox

Fred Titensor, Chairman