

CITY OF PRESTON PLANNING AND ZONING MEETING

February 24, 2021

ATTENDANCE **The following Board members were present: Chairman Fred Titensor, Commissioner Steve Call, Commissioner Berni Winn, 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, Quinn Corbridge, Dixon Beckstead, Tamara Harris, Dava Beckstead, Michelle McNeeley, Cody Swainston

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

REVIEW & APPROVE P&Z MINUTES 2/10/2021 **It was moved by Commissioner Dave Cole and seconded by Commissioner Justin Carter to approve the Planning and Zoning Minutes of February 10, 2021 as written.**
The vote went as follows:

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

Motion passed by majority vote.

TONY CROCKETT COUNTRY CLUB SUB-DIVISION NO 5. PHASE 3 FINAL PLAT **Chairman Titensor invited City Engineer Tyrell Simpson to discuss the final plat of the Country Club Subdivision No. 5 Phase 3. Mr. Simpson explained that this is the final phase of this subdivision and includes 30 (thirty) lots for single family homes. Tony Crockett, the developer, has met all of the development requirements. He will need to pay the bond required by the development agreement, sign over 41 shares of secondary water and pay the improvement bond before it is presented to city council. Commissioner Cole asked Mr. Simpson when they are planning to start on the development. Mr. Simpson stated that they would like to start this spring.**

Commissioner Dave Cole made a motion to recommend approval to city council of the Final Plat of Country Club Subdivision No. 5 Phase 3.

Vote went as follows:

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

PRESTON AREA CHAMBER OF COMMERCE **Michelle McNeely, President of the Preston Area Chamber of Commerce and owner of Sun Sage Floral introduced members of the Chamber of Commerce and explained that they are visiting the local governments to introduce themselves and what they do. She said that they are interested in learning what is going on in the community and looking for ways that they can help local businesses. They meet every two weeks at Sun Sage Floral.**

Preston Rutter, Chamber member, stated that they are putting a lot of effort into being visible on social media. They have created a Facebook page where they highlight local businesses once a month with a Community Hidden Gem

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award. Their goal is to be more visible to governments in the community and help them in any way they can.

Commissioner Winn asked if the Chamber plans to organize the community Easter Egg Hunt as they had in the past. Mr. Rutter stated that they have not made specific plans but are open to hosting community events.

**COMPRES-
HENSIVE
PLAN**

The commissioners looked at the drafts of the assigned sections of the Comprehensive Plan. Commissioner Winn recommended that they review the property rights section annually, but that she was happy with the draft that was presented. The commissioners agreed that this was a good final draft for this section.

Commissioner Carter said that he felt like the Economic Development section could be more general. The commissioners agreed to take out some wording and make the section less specific but also encompassing enough to cover the important points. Commissioner Carter also suggested adding that the income study referenced was done in 2019. That addition was agreed on by all of the commissioners.

Commissioner Wright was not in attendance but City Engineer Tyrell Simpson presented her draft for the Public Services and Utilities section and stated that it had been shortened quite a bit and gave a good general description of each category. Mr. Simpson also reminded the commissioners that this section would need to be updated in a year or so to accommodate changes to the water and sewer system that are currently in the works.

Commissioner Call presented the draft for the Transportation section and said that there were only minor changes to be made and he felt good about the draft. City Economic Development Director Shawn Oliverson stated that this section had been updated when the major street plan was changed just a few years ago. Chairman Fred Titensor asked about the transportation study currently being done and City Engineer Tyrell Simpson stated that the study will not be done until fall and changes will need to be made when that is completed.

Commissioner Cole said that the only change made to the Housing section was the addition of PUD units in the types of housing that are being encouraged in the city.

Commissioner Alvey removed references to specific zones in the Community Design section and changed the wording on the policy statement for shopping centers, recognizing that shopping has changed a lot in the past twenty years and they do not want to have any wording that discourages any kind of business in Preston.

The commissioners agreed that the Land Use portion of the comprehensive plan was complete.

**PROPOSED
ORDINANCES**

Flag Lots: Chairman Titensor asked City Engineer Tyrell Simpson to explain the changes made to the Flag Lots ordinance. Mr. Simpson said that the changes made were to make it easier for the development of flag lots and included extending the allowable length of the driveway and allowing them to be developed outside of the city core identifies as between 4th North, 4th East, 4th South and 4th West. He stated that a fire hydrant will be required at the end of the driveway and a turnaround area for emergency vehicles. The commissioners agreed that this ordinance included all of the changes they had discussed.

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Animal Rights: Chairman Titensor stated that in reworking the animal rights ordinance the commissioners had tried to take into consideration the public input that was received last summer at the public meeting. He feels like they have done a good job tying animal rights to the property instead of the zone. City Attorney Preston Rutter clarified that rights are tied to acreage of a parcel and if a person owns parcels that are contiguous then the total acreage of all parcels will be counted.

Chairman Titensor asked Police Chief Dan McCammon if he had looked at the new ordinance and if he felt like it was enforceable. Chief McCammon said that he thought it looked good and wanted to clarify that the type of animals allowed in the city was not changed. It was confirmed that there were no changes there.

Downtown Parking: Chairman Titensor stated that the new downtown parking ordinance was created mainly to accommodate the buildings on Main Street that do not have adequate parking per the city code. This allows them to buyout of the requirement and the funds will be used by the city to improve and maintain parking. He questioned Mr. Oliverson on setting the fee for the buyout and Mr. Oliverson stated that the city council will set the fee if they approve the ordinance. There was discussion on how to word it to be more specific on the affected area and it was decided that the ordinance will affect the area from the center line of Main Street and 1st South to the center line of Main Street and 1st North.

Chairman Titensor commended the commissioners on finalizing these portions of the comprehensive plan and the three ordinances and recommended that they move to take these to public hearing to approve recommendation to city council.

Commissioner Steve Call moved to approve the Property Rights, Economic Development, Public Services and Utilities, Transportation, Housing, Community Design and Land Use sections of the Comprehensive Plan and the Animal Rights, Downtown Parking and Flag Lots Ordinances for a public hearing to be held.

Motions was seconded by Commissioner Winn. Vote went as follows:

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

PUBLIC
INPUT

Dixon Beckstead: Mr. Beckstead pointed out that the Flag Lots ordinance states that flat lots will not be permitted in new subdivisions. He said that if someone has to split a parcel to make the flag lot it could be considered a minor subdivision and they needed to make allowance for that.

Michelle McNeeley: Ms. McNeeley stated that when she was looking for a building for her flower shop she did not like the options on Main Street because of the slush and snow in the gutters during the winter and this inhibited parking for older people.

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**APPROVED
BUILDING
PERMITS**

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

Cory Nielsen	840 N Brookside Dr.	House
Mike Oliverson	589 Eagle Dr.	House
Dan Higley	781 E 8 th S	House

ADJOURN

Meeting was adjourned at 7:17 P.M. by Chairman Fred Titensor.

Becky Cox

Fred Titensor, Chairman