

CITY OF PRESTON PLANNING AND ZONING MEETING

March 10, 2021

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

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

Others: Dan Keller, Quinn Corbridge, Sandra Hubbard, Adam McKenzie, Mali McKenzie

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

REVIEW & APPROVE P&Z MINUTES 2/24/2021 **It was moved by Commissioner Steve Call and seconded by Commissioner Dave Cole to approve the Planning and Zoning Minutes of February 24, 2021 as written. The vote went as follows:**

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

Motion passed by majority vote.

ADAM MCKENZIE LANDSCAPE PLAN **Chairman Titensor invited Adam McKenzie to present his landscape plan. Mr. McKenzie explained that he is building a new office building at 130 North State Street. They will plant trees behind the building and have bushes and flowers along the front of the building that faces State Street. He will also lay sod around the building.**

Commissioner Call commented that the building will greatly improve that lot. The commissioners asked about onsite parking and Mr. McKenzie said that his lot will include parking spaces.

Commissioner Penny Wright moved to approve the landscape plan for Adam McKenzie at 130 North State. Commissioner Alvey seconded the motion.

Motion passed by unanimous vote.

FINAL REVIEW OF COMPREHENSIVE PLAN AND ORDINANCES FOR PUBLIC HEARING **Chairman Titensor explained that a public hearing is being planned for April 14th to present approval of the revisions to the comprehensive plan and three ordinances and this is a final review of the proposed materials. The Off-Street Parking and Loading Ordinance was reviewed. There was some discussion as to what the buyout money is used for and what options a business has if there is no parking available and where new parking could possibly be located in the future. It was agreed that the changes to this ordinance were ready for public hearing. The Flag Lots Ordinance was reviewed with no changes and agreed that it is ready for public hearing. The Animal Rights Ordinance was reviewed with no changes and agreed that it is ready for public hearing. Seven elements of the Comprehensive Plan have been revised, including Property Rights, Economic Development, Transportation, Housing, Community Design and Land Use. Each of these was reviewed with no changes and agreed that they are ready for a Public Hearing. The Public Services and Utilities Element was reviewed and suggested that a sentence about impact fees should be added. It was agreed that with this addition it would be ready for Public Hearing.**

CITY OF PRESTON PLANNING AND ZONING MEETING

March 10, 2021

**LAND USE
MAP NORTH
-WEST
QUADRANT**

Chairman Titensor asked City Engineer Tyrell Simpson to point out the changes on the proposed land use map in the northwest quadrant of the city. Mr. Simpson said that there is more commercial and heavy industrial from about 7th North and moving north to the highway. The commissioners discussed the large amount of commercial space and whether it was too much for the city. They discussed the amount of space available for potential businesses and how they can best ensure space for growth of businesses and industrial areas while still allowing space for residential growth.

The commissioners discussed the lack of Residential A3 zoning in this quadrant of the city and it was agreed that including more of this zone would allow for more multifamily housing to be built. They agreed that it would be a good thing to spread out some of the higher density housing areas in the city.

The commissioners asked Mr. Simpson to make the changes that they discussed on the proposed map and have a new proposed map ready to discuss at the next meeting.

**CALENDER
-ING REPORT
TO CITY
COUNCIL**

Chairman Titensor informed the commissioners that he will be giving an update report to the City Council at the council meeting scheduled for March 22, 2021. He will report on the changes they are working on and their intention to have a public hearing on April 14, 2021.

**P&Z
COMMISS
-IONERS
SERVICE**

Chairman Titensor brought to the attention of the commissioners how many years of service each of them has left on their term and thanked them for their service. He stated that they have a lot of time to work together as a group and hopes that they can accomplish many good things for the city.

**PUBLIC
INPUT**

Saundra Hubbard: Questioned City Engineer Tyrell Simpson on whether a flag lot is required to have two entrances to allow for emergency vehicles. Mr. Simpson replied that they only have one entrance but are required to have a turnaround to accommodate emergency vehicles.

**APPROVED
BUILDING
PERMITS**

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

Cody Ralphs	230 N 340 E	House
Autumn Lowder	194 Valley View Dr.	Detached Garage

ADJOURN

Meeting was adjourned at 7:06 P.M. by Chairman Fred Titensor.

Becky Cox

Fred Titensor, Chairman