

CITY OF PRESTON PLANNING AND ZONING MEETING
September 8, 2021

ATTENDANCE The following Board members were present: Chairman Fred Titensor, Commissioner Adrienne Alvey, Commissioner Justin Carter, Commissioner Steve Call, Commissioner Berni Winn

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

Others: Dan Keller, Zack Corbridge

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

**REVIEW &
APPROVAL
P&Z MINUTES
08/25/2021**

Commissioner Call moved to approve the minutes of August 25, 2021 as written. Commissioner Carter seconded the motion.

Vote went as follows:

Chairman Titensor	<u>Aye</u>
Commissioner Alvey	<u>Aye</u>
Commissioner Carter	<u>Aye</u>
Commissioner Winn	<u>Abstain</u>
Commissioner Call	<u>Aye</u>

Motion passed by majority vote.

**MEMO-
RANDUM
OF
UNDER
STANDING
TO
CITY
COUNCIL**

Chairman Titensor referred the commissioners to the memorandum of understanding from City Attorney Preston Rutter. Chairman Titensor explained that the Special Use Permit application that was reviewed by the commissioners was going before city council and they had requested some more succinct information about how the decision to recommend a rezone had been made. Chairman Titensor explained that he wanted to make sure the commissioners were up to speed on what the city council would see at their upcoming meeting. The memorandum is attached to these minutes.

**DISCUSSION:
ZONING
CODE**

City Planner Shawn Oliverson asked the commissioners if they had any changes that they would like to make to the zoning code Title 17 that they hadn't already discussed. He said that he would send a rough draft of the changes they had proposed and take the next few weeks between meetings to review it for final comments.

Chairman Titensor commented that the accessory dwelling unit is still in progress and that he would like to see it based on property size and not zones. The commissioners discussed what size of property and what the parking requirements would be. They decided they would discuss this more after they finished the changes with the zoning code.

Mr. Oliverson gave the commissioners some information on short term rentals. They discussed that there are short term rentals in the area and that

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they need to be addressed but would postpone it until after they finish the zoning code.

The commissioners discussed ideas for dealing with outbuildings on properties that are in the transitional zone that will be changed to Residential B zone. Currently there are no limits on outbuildings in the transitional zone but a limit of two in Residential B. As these areas are more rural this may cause issues for some residents. It was agreed to revisit this issue.

The commissioners discussed the code regarding fencing restrictions, specifically the ban on barbed wire and electric fences inside the core of the city.

**PUBLIC
INPUT**

Mayor Dan Keller stated that things have changed a lot in the core of the city and there are a lot of options for fencing other than barbed wire or electric fences. He stated that requiring setbacks for fences could become a property line issue in the future.

Zack Corbridge stated that people within the city already have fencing established and requiring them to take it out and replace it is expensive. He would like to see the rights of people with property protected and let them decide how to keep their animals in. The city ordinance says that if you don't like your neighbors fence you can put up your own.

**CALEN-
DARING**

Chairman Titensor reminded the commissioners that there will be no meeting in the fourth week of September. The next meeting will be October 13th where they will review final changes to the zoning code.

ADJOURN

Meeting was adjourned at 6:53 P.M. by Chairman Titensor.

Becky Cox

Fred Titensor, Chairman