

CITY OF PRESTON PLANNING AND ZONING MEETING
January 26, 2022

ATTENDANCE The following Board members were present: Chairman Fred Titensor, Commissioner Steve Call, Commissioner Penny Wright, Commissioner, Commissioner Adrienne Alvey.

Commissioners Dave Cole, Justin Carter, and Berni Winn were excused.

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

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

**REVIEW &
APPROVAL
P&Z MINUTES
1/12/2022**

Commissioner Call moved to approve the minutes of January 12, 2022 as written. Commissioner Alvey seconded the motion.

Vote went as follows:

Chairman Titensor	<u>Aye</u>
Commissioner Wright	<u>Abstain</u>
Commissioner Alvey	<u>Aye</u>
Commissioner Call	<u>Aye</u>

Motion passed by majority vote.

**MUNICIPAL
CODE
16.22:
MINOR
SUB-
DIVISIONS**

Chairman Titensor reviewed the changes to the minor subdivision code that have been discussed, including a four-lot maximum, preliminary and final plat are reviewed by planning & zoning, using the 1974 date for the original lot and only allowing four splits to an original lot, constructing roads to the back of the lot, not allowing a reserved or “spite” strip, not merging the minor subdivision section with the general subdivision section of the code, and not requiring green space.

Chairman Titensor stated that there is still some discussion needed on using the 1974 date as the original parcel date. Commissioner Call stated that there has to be some starting point but he hasn’t heard a better idea. Chairman Titensor said that his concern was that it was too difficult to track and invited City Engineer Tyrell Simpson to explain how that worked.

Mr. Simpson explained that it is the property owner’s responsibility to prove that it is an original lot and this is done by lot numbering. He said that it is easy to figure out and the way that the code reads is working. City Attorney Rutter suggested that they could put the explanation of what constitutes an original parcel right in the code instead of cross-referencing to another section of the code. The commissioners agreed not to make any additional changes to this section.

Chairman Titensor stated that Commissioner Cole could not attend the meeting but asked that his concerns be discussed on the requirement to build any roads within the development to the back of the lot. Commissioner Cole feels that the expense to developers would be too great and would discourage

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small developments. He suggested looking at alternatives, such as putting money into a fund or only requiring curb and gutter along the proposed road.

Commissioner Call stated that building a road is expensive but someone has to do it and it's not fair to make the taxpayers do it in the future and putting money into a fund is difficult to track. Commissioner Titensor asked Mr. Simpson if these partial roads would be torn up in the future when bigger developments come in. Mr. Simpson said that it is unlikely, they would just tie into the road. The commissioners agreed to include the requirement.

The commissioners discussed a waiver option for people who wanted to split a small parcel of land off of a large parcel, generally being used for agricultural purposes. They discussed the pros and cons of a waiver and the ways that it could be used and abused. Mr. Simpson stated that the city already allows one free split for original parcels. They discussed how the city could track the splits and whether it was really feasible for administration to control the use of such a waiver. The commissioners decided against the waiver.

Commissioner Steve Call moved to set a public hearing on Preston Municipal Code 16.22: Minor Subdivisions for February 23, 2022. Commissioner Wright seconded the motion. Motion passed by unanimous vote.

AREAS OF FOCUS FOR 2022

Chairman Titensor stated that he would like to review the comprehensive plan in February as they had discussed they would do an annual review of it and keep it up to date. He also stated that the city needs some guidelines for short term rentals and that they need to review the subdivision ordinance.

APPROVED BUILDING PERMITS

The following approved building permits were reviewed, there were no comments.

Tony Crockett	564 Eagle Dr	House
Jessy Wanner	323 N 8 th W	House
Joe Hawkins	1383 W Industrial Park Rd	Addition

PUBLIC INPUT

None

CALENDARING

Chairman Titensor stated that they will review the Comprehensive Plan at the next meeting and then begin working on short term rental issues.

PENNY WRIGHT LEAVING COMMISSION

Commissioner Wright complimented the commissioners on the good job that they are doing for the city. She has served on the P&Z for over six years and has learned a lot and is grateful for the opportunity to serve the community. She stated that it is important to not get caught up in emotions when making decisions and to stay true to yourself.

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The commissioners thanked her for her service and wished her well in her future endeavors.

ADJOURN Meeting was adjourned at 6:57 P.M. by Chairman Titensor.

Becky Cox

Fred Titensor, Chairman