

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
February 9, 2022

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**ATTENDANCE** The following Board members were present: Chairman Fred Titensor, Commissioner Steve Call, Commissioner Richard Swainston, Commissioner Adrienne Alvey, Commissioner Dave Cole.

Commissioners Justin Carter, and Berni Winn were excused.

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

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

**REVIEW &  
APPROVAL  
P&Z MINUTES  
1/26/2022**

Commissioner Call moved to approve the minutes of January 26, 2022 as written. Commissioner Swainston seconded the motion.

Vote went as follows:

Chairman Titensor	<u>Aye</u>
Commissioner Swainston	<u>Aye</u>
Commissioner Alvey	<u>Absent</u>
Commissioner Call	<u>Aye</u>
Commissioner Cole	<u>Abstain</u>

Motion passed by majority vote.

Commissioner Alvey arrived at 6:15

**COMPRE-  
HENSIVE  
PLAN  
REVIEW**

Chairman Titensor asked City Planner Shawn Oliverson to review the draft of recommended changes to the comprehensive plan as part of their annual upkeep of the comprehensive plan. Mr. Oliverson explained that some of the statistical data in the plan has changed and needs to be updated and there are a few grammatical and spelling errors that can be fixed, but they are all minor changes. The most demanding change needs to be in the title, changing the year from 2003 to 2022 to indicate the updated version of the plan.

Chairman Titensor asked the commissioners if they had any other changes that they would like to make to the comprehensive plan. There were none.

Commissioner Call made a motion to hold a public hearing on the proposed changes to the comprehensive plan on March 23, 2022. Commissioner Cole seconded the motion. Motion passed by unanimous vote.

**SHORT  
TERM  
RENTALS**

The commissioners discussed a need for some regulations for short term rentals as there are beginning to be quite a few in the city. They identified several issues that they would like to see an ordinance cover, including requiring that it be owner occupied part of the time, have a parking plan, allowing them in residential areas only, and not allowing mobile homes or tents to be rented out. They also discussed whether a business license should be required and if the city would require any inspections. The commissioners asked Mr. Oliverson to use those guidelines to draft an ordinance that they could discuss at a future meeting.

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**APPROVED  
BUILDING  
PERMITS**

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

Jer Barnard

1010 W 8<sup>th</sup> N

Addition

**PUBLIC  
INPUT**

Dixon Beckstead stated that he had concerns with requiring short term rentals to be owner occupied. He said that there are several places around town that contractors rent while on a short job but aren't ever lived in by the owner. These rentals make up for the lack of hotel options in the city.

**CALEN-  
DARING**

Chairman Titensor stated that they will have a public hearing on the minor subdivision ordinance on February 23 and continue discussing the short-term rental ordinance during March.

**ADJOURN**

Meeting was adjourned at 6:45 P.M. by Chairman Titensor.

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Becky Cox

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Fred Titensor, Chairman