

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

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**ATTENDANCE** The following Board members were present: Chairman Fred Titensor, Commissioner Steve Call, Commissioner Richard Swainston, Commissioner Berni Winn, Commissioner Dave Cole, Commissioner Justin Carter.

Commissioner Adrienne Alvey was excused.

Staff present: Preston Rutter, Becky Cox

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

**REVIEW &  
APPROVAL  
P&Z MINUTES  
2/23/2022**

Commissioner Call moved to approve the minutes of February 23, 2022 as written. Commissioner Winn seconded the motion.

Vote was unanimous.

**CHRIS  
ROBINSON  
SUB-  
DIVISION**

Chairman Fred Titensor explained that the County Commissioners had requested input about this subdivision from the city P&Z as this subdivision will be accessed by a city road on 8<sup>th</sup> West. City Engineer Tyrell Simpson was not in attendance so Chairman Titensor read his staff report which referred to the boundary lines of one of the lots crossing over into the city and the concerns about the road being able to withstand more traffic.

The commissioners discussed the property lines of the two proposed lots in the subdivision. They agreed that it would be a good idea to have the entire properties in the county and not have one lot straddling boundary lines.

Commissioner Winn stated that she would like to see the developer do a road study to assess the condition of the road and the future needs that would come with more development in that area.

The commissioners also discussed the water lines that run to that area and the availability of water. Because the lots are in the county the city is not required to supply water.

The commissioners decided that they would recommend to the County Commissioners that the entire subdivision be within the county boundaries and that they request a road study and pending the findings of the road study the developer be required to upgrade the road.

**SHORT  
TERM  
RENTALS**

City Attorney Preston Rutter presented the commissioners with a few changes to the working draft of the Short-Term Rental ordinance. The changes dealt with wording and legal language. The commissioners discussed the requirement of being owner occupied and decided they would require it be owner occupied for six months out of the year. They also discussed whether to limit them by zone, but decided that was not necessary with the owner-occupied requirement. They agreed to revisit the ordinance with those changes at the next meeting.

**STAFF  
TRAINING**

City Attorney Preston Rutter presented the commissioners with information about the special use permits and variances. They discussed what each one is

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**SUP'S VS  
VARIANCE'S**

used for, the requirements that must be met for each one and what the guidelines are that they should follow when considering them.

**APPROVED  
BUILDING  
PERMITS**

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

Dakota Reid	30 S 4 <sup>th</sup> W	Accessory Bldg
Blair Greaves	102 N State	Sign

**PUBLIC  
INPUT**

Chuck Chesney stated that he has concerns about the development on 8<sup>th</sup> West and the condition of the road. He said that if there is future development it would be major operation to upgrade the road. He thanked the commissioners for being aware of the issues.

Bryon Martin presented the commissioners with a plan to build a new assisted living center at 290 N 2<sup>nd</sup> E. He stated that he is currently working on building plans for the property.

Commissioner Justin Carter asked Laverna Carter to answer a question about why they didn't have water on their property on 8<sup>th</sup> West in the nineties. She responded that they had a shallow well that got contaminated and would dry up every summer. They had the property witched but didn't find any water.

Mark Chester commented that 8<sup>th</sup> West is in a flood plain and is frequently under water with the spring run off and hoped that that would be taken into consideration before new developments were put in.

Devin Stanger commented that the only access to the property East of 8<sup>th</sup> West is through the frontage on 8<sup>th</sup> West. He stated that in the eighties an emergency declaration was made because all of the wells to the homes out there dried up and the city ran a small water line for emergency water supply.

Zach Carter commented that there is a fire hydrant on 8<sup>th</sup> West but if it was used it would collapse the line and a larger water line is unlikely to fix that problem.

Boyd Bradford commented that the road is already snug for the residents who live there and there is often ag equipment traveling along it. Any expansion of the road would have to address surface water issues.

**CALEN-  
DARING**

Chairman Titensor stated that there will be three public hearings at the next meeting and they will finish the short-term rentals and address down town parking at the first April meeting.

**ADJOURN**

Meeting was adjourned at 7:05 P.M. by Chairman Titensor.