

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
May 11, 2022

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

Staff present: Tyrell Simpson, Becky Cox, Jared Coburn, Dan McCammon

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

**REVIEW & APPROVAL P&Z MINUTES 4/27/2022**      Commissioner Carter moved to approve the minutes of April 27, 2022 as written. Commissioner Cole seconded the motion.  
Vote was unanimous.

**PUBLIC HEARING: SHORT TERM RENTALS**      Chairman Titensor called for a Public Hearing on a proposed ordinance regarding short term rentals.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on May 11, 2022 at 6:00 P.M., or as soon thereafter as this matter may be heard, at City Hall located at 70 West Oneida St., Preston, Idaho, before the City of Preston Planning and Zoning Commission to consider enacting a Vacation Rental and Short Term Rental Ordinance, specifying regulations for the use of residential dwellings as vacation rentals or short-term rentals, outlining a purpose of the chapter, setting requirements for properties to be used as vacation rentals or short-term rentals,, setting restrictions for a vacation rental or short-term rental, and outlining penalties for the violation thereof. The proposed Ordinance is available for review at the above address during regular business hours. Written comments and objections may be submitted to the City Clerk at the above address prior to the public hearing, and the same shall be considered by the Commission in its deliberations.

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Linda Acock, City Clerk  
Publish April 20, 2022

Commissioner Carter made a motion to open the public hearing. Commissioner Swainston seconded the motion. Vote was unanimous.

Chairman Titensor called for comments in favor. There were no comments and no written comments.

Chairman Titensor called for neutral comments. There were no comments and no written comments.

Chairman Titensor called for opposing comments. There were no comments. Becky Cox read a letter submitted by Marcia Kunz. Letter follows these minutes.

Commissioner Cole made a motion to close the public hearing. Commissioner Alvey seconded the motion. Vote was unanimous.

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Chairman Titensor invited Police Chief McCammon to respond to the letter. Chief McCammon stated that he could not think of recurring incidents or calls in the neighborhood that the letter referred to. He was not aware of any campers being resided in. He also stated that criminal records are not required to be disclosed and sex offenders are not required to disclose when it is a short-term stay.

The commissioners discussed the issues surrounding renting out basements and how this new ordinance would put some controls on these issues. They also discussed what constitutes a short-term rental and the need to put a time frame to classify what is short term.

Commissioner Swainston made a motion to recommend approval to city council with the addition of a sentence stating that a short-term rental is not to exceed an eight month stay. Commissioner Alvey seconded the motion.

Vote went as follows:

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

Motion passed by unanimous vote.

**SUB-DIVISION  
ORDINANCE:  
DISCUSSION**

The commissioners discussed problems that they see with the current ordinance. Some of these included the application process, the difficulty of navigating through the ordinance to find information, no requirements for developers to do water, sewer and traffic studies, no specific dates for release of improvement bonds, and inconsistent right of way and road widths. The commissioner discussed things that they would like to see change in the ordinance, including different options and plans for greenspace, clarification on some of the procedures, simplifying the document for ease of understanding, giving city council final say on street names, adding a fiscal impact study and updating the public works design standards.

**APPROVED  
BUILDING  
PERMITS**

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

Rex Sharp	815 W 4 <sup>th</sup> S	House
Tony Crockett	581 Eagle Dr	House
Tony Crockett	568 Eagle Dr	House
Scott Madsen	733 E 750 S	House

**PUBLIC  
INPUT**

Police Chief Dan McCammon stated that street names can cause confusion for emergency services and having the streets numbered instead of giving them names makes it much easier to navigate.

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**CALENDARING**            Chairman Titensor stated that they will break down the subdivision ordinance in sections and address each section over the next few months.

**ADJOURN**             Meeting was adjourned at 7:11 P.M. by Chairman Titensor.

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Becky Cox

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Fred Titensor, Chairman