

CITY OF PRESTON PLANNING AND ZONING MEETING
October 13, 2021

ATTENDANCE The following Board members were present: Chairman Fred Titensor, Commissioner Penny Wright, Commissioner Justin Carter, Commissioner Steve Call, Commissioner Berni Winn, Commissioner Dave Cole

Commissioner Alvey was 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
09/08/2021**

Commissioner Winn moved to approve the minutes of September 8, 2021 as written. Commissioner Call seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

**TRAVIS
DESPAIN
EAST
ONEIDA
PROJECT
LAND
SCAPING**

Mr. Despain was not present.

**SCOTT
BECKSTEAD
COUNTRY-
SIDE
PHASE II**

Mr. Beckstead stated that the one-year deadline for approval on his final plat for the Countryside Phase II subdivision is approaching and he would like to ask for an extension. He has had difficulty finding supplies and contractors this year and that is slowing him down.

The commissioners discussed a one-year extension to allow for the difficulties in getting supplies. Mr. Beckstead also pointed out that the road is a dead end and the construction is not impeding traffic in any way.

Comments submitted by Commissioner Alvey were read and follow these minutes.

The commissioners discussed that the current city code does not require a water truck to be on the job site to control dirt blowing and noted that they should look into possibly adding that as a requirement in the future.

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Commissioner Winn moved to extend the deadline for a final plat on Countryside Subdivision Phase II by one year. Commissioner Call seconded the motion.

Vote was unanimous.

**ZONING
CODE**

The commissioners reviewed the changes that they have made to the city zoning code Title 17. City Attorney Preston Rutter suggested some language changes regarding special uses and adding a definition for undeveloped parcel.

City Engineer Tyrell Simpson suggested that the commissioners look at the section regarding accessory buildings and whether or not a detached garage should be considered an accessory building. The commissioners agreed that that should be addressed at a later date.

The commissioners discussed and finalized the proposed changes to the zoning map.

Commissioner Dave Cole moved to hold a public hearing on the proposed changes to the zoning code and the zoning map on December 8, 2021. Commissioner Wright seconded the motion.

Vote was unanimous.

**DISCUSSION:
MINOR
SUB-
DIVISIONS**

Chairman Titensor explained to the commissioners that the City Council has enacted a ninety (90) day moratorium on minor subdivisions. They have asked the Planning and Zoning commission to review the code and work out some of the difficulties that they have found with it.

The commissioners discussed some of the major issues with the code such as how many times a parcel can be split and how much infrastructure should be required. They discussed the fact that the minor subdivision is an important tool for infill and for farmers with large parcels who would like to break off a small parcel to build a house.

Chairman Titensor stated that he would like to be able to look at the major subdivision code alongside the minor subdivisions and make sure that they fit well together, but that this will take some time.

**PUBLIC
INPUT**

No comments.

**APPROVED
BUILDING
PERMITS**

Shad Moser	169 N 4 th E	House
Bruce Larson	766 N 8 th E	Accessory Bldg
Kameron Johnson	68 N 4 th E	House
Kameron Johnson	387 E Call Ave	House
Cameron Whitehead	650 E 145 S	Accessory Bldg
Triiiio Group	314 W 1 st N	Townhouses
Bryon Martin	290 N 2 nd E	Addition
Dalton Jeffs	655 S 4 th E	Sign Permit

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**CALEN-
DARING**

Chairman Titensor stated that they will plan to review the minor subdivision code for the next couple of meetings and reminded the commissioners that there will be no meeting on November 24th due to the Thanksgiving Holiday.

ADJOURN

Meeting was adjourned at 7:08 P.M. by Chairman Titensor.

Becky Cox

Fred Titensor, Chairman