

CITY OF PRESTON PLANNING AND ZONING MEETING
October 11, 2023

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

Staff present: Tyrell Simpson, Becky Cox, Jared Coburn.

Meeting was called to order at 6:00 P.M. by Commissioner Dave Cole.

**REVIEW &
APPROVAL
P&Z MINUTES
9/27/2023**

Commissioner Titensor moved to approve the minutes of September 27, 2023 as written. Commissioner Call seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

**DISCUSSION:
ADU AND
STR CODE**

The commissioners discussed the need to tighten up the two sections of code that address accessory dwelling units and short-term rentals. They discussed the difference between accessory dwelling units and accessory dwelling apartments and that the intent of the code was to address detached living spaces and create a legal route for someone wanting to build a new structure. They discussed how to address basement apartments and whether to take out accessory apartments entirely.

The commissioners discussed how to regulate short-term rentals, including whether or not to govern how many people per bedroom or how many people per square footage. They discussed limiting a property to one booking per night and the possibility of requiring an approval letter from the HOA when applicable. They discussed removing the requirement for being owner occupied in the commercial downtown zone.

The commissioners asked Community Development Director Shawn Oliverson to write up some drafts the discussed changes to be discussed at the next meeting.

**APPROVED
BUILDING
PERMITS**

The following building permits were reviewed, there were no comments:

Cory Nielsen	179 E Eagle Way	House
IPEX	640 S Hwy 91	Industrial

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**CALEN-
DARING**

Commissioner Cole stated that due to a scheduling issue they are going to hold the meeting on October 25th at 5:30 pm. They will continue the discussion of accessory dwelling units and short-term rentals and also discuss Preston Municipal Code 17.08.090. At the November 8th meeting they will have a work meeting with city council to discuss the assisted living code.

ADJOURN

Meeting was adjourned at 7:00 P.M. by Commissioner Cole.

Becky Cox

David Cole, Commissioner