

CITY OF PRESTON PLANNING AND ZONING MEETING
October 25, 2023

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

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

Meeting was called to order at 5:30 P.M. by Chairman Adrienne Alvey.

**REVIEW &
APPROVAL
P&Z MINUTES
10/11/2023**

Commissioner Titensor moved to approve the minutes of October 11, 2023 as written. Commissioner Swainston seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

**DISCUSSION:
PMC 17.18: ADU
AND PMC 17.62
STR**

Community Development Director Shawn Oliverson presented the revisions to PMC 17.18 Accessory Dwelling Units that the commissioners had discussed at the previous meeting. He stated that the changes reflected their desire to remove accessory apartments and clarify the square footage requirements as being the living area of the structure. The commissioners agreed that these changes helped to tighten up the code.

Mr. Oliverson presented the revisions to PMC 17.62 Short Term Rentals and explained that the changes included removing the requirement of owner occupancy in the general commercial or downtown zone and clarifying that in residential zones they must be owner occupied. The commissioners discussed how they wanted to approach occupancy limits, whether by person per bedroom or person per square foot. They agreed that using the person per square foot method would be best and asked Mr. Oliverson to create a draft of that change to discuss at the next meeting.

**DISCUSSION:
PM 17.08.090,
17.08.100,
17.08.130**

The commissioners discussed the complaint from a citizen about not being able to park his car on his lawn. The code states that parking surfaces must be gravel or hard surfaced. They discussed how to enforce the code and how to prevent junk cars from being parked while allowing residents to park operable cars. The commissioners decided that they like the restrictions in the code and do not want to make any changes.

In section 17.08.100, Mr. Oliverson explained that planting trees in park strips is forbidden but some recent training had pointed out that trees provide shade and create walkability in the city. The commissioners discussed the merits of trees and who is responsible for maintaining trees in the park strips and how to enforce maintenance. They asked Mr. Oliverson to create a list of appropriate trees for the space and bring it to the next meeting for further review.

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The commissioners reviewed section 17.08.130 and discussed the issues of trucks and camp trailers being parked in residential areas. They decided to make no changes to this section.

**APPROVED
BUILDING
PERMITS**

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

Justin Carter	1415 N 8 th W	Accessory Building
Cody Ralphs	296 N 340 E	House

**CALEN-
DARING**

Chairman Alvey stated that the work meeting with City Council that was scheduled for the next meeting has been cancelled. She stated that she felt like a lot of thoughtful work had gone into the assisted living code and she was disappointed that they had denied it. She reminded everyone that the November 22nd and December 27th meetings are cancelled due to the holidays. City Attorney Jared Coburn stated that they needed to go through the code and address the requirement for a second public hearing that city code requires but is not required by the state.

ADJOURN

Meeting was adjourned at 6:28 P.M. by Chairman Alvey.

Becky Cox

Adrienne Alvey, Chairman