

CITY OF PRESTON PLANNING AND ZONING MEETING
August 24, 2022

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

Staff present: Tyrell Simpson, Becky Cox, Shawn Oliverson, Dan McCammon.

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

REVIEW & APPROVAL P&Z MINUTES 8/10/2022 Commissioner Carter moved to approve the minutes of August 10, 2022 as written. Commissioner Alvey seconded the motion.
Vote went as follows:

| | |
|------------------------|----------------|
| Commissioner Carter | <u>Aye</u> |
| Commissioner Swainston | <u>Abstain</u> |
| Commissioner Alvey | <u>Aye</u> |
| Commissioner Cole | <u>Aye</u> |
| Chairman Titensor | <u>Aye</u> |
| Commissioner Call | <u>Absent</u> |
| Commissioner Winn | <u>Absent</u> |

Motion passed by majority vote.

RUSTY SMITH CITY ZONING CODE 17.08.090 Rusty Smith presented the commissioners with some concerns he has over the zoning code that was put into place in 2021, specifically with it stating that cars cannot be parked in front or side yards of a building if there is not gravel or hard surfaced area. Mr. Smith stated that during the winter months he parks his vehicle in his front yard to keep it off the street and he has seen many other instances of this code being violated. He also stated concern over this code being complaint drive and stated that it is unfair that a disgruntled neighbor could complain about it and have it enforced when others are in violation.

Chairman Titensor asked Economic Development Planner Shawn Oliverson to look into how many citations had been issued in violation of this code. Mr. Oliverson stated that there has not been any. Commissioner Cole asked Mr. Smith if he had any solutions to his concern and Mr. Smith stated that he did not, but was unhappy with the current code.

Chairman Titensor invited Mr. Oliverson to explain how this restriction came to be in the code. Mr. Oliverson stated that discussions with a comprehensive plan committee several years ago brought up concerns with old and unused vehicles being parked in yards and this was the solution that they came up with and was approved by P&Z and City Council. He stated that there has only ever been one complaint filed and that was by Rusty Smith about cars being parked on the grass at the fairgrounds during the fair.

Commissioner Swainston stated that the intent of the ordinance is clear but that the wording could be improved. Chairman Titensor explained that changing a zoning ordinance is a long and costly process and asked the commissioners if they felt this was an issue that needed to be addressed

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immediately. They agreed that it is not and that it would be addressed as future reviews of the zoning code take place.

**SUB-DIVISION
ORDINANCE:
DISCUSSION**

Chairman Titensor invited City Engineer Tyrell Simpson to present his ideas on what changes needed to be made to the design standards portion of the subdivision code. Mr. Simpson stated that there are a few changes to update some of the information but the biggest issue to discuss is design criteria for drainage swales. There are a few options for the design of swales and there have been some complaints about the steepness of the current design. It has also been an issue with people filling in their swales and causing water backup down the street.

The commissioners discussed options for removing swales altogether, such as requiring a retaining pond or curb and gutter. Mr. Simpson stated that these are not great options for parts of the city where there is not a drainage system in place for these to funnel into.

The commissioners discussed the hazards of the steep swale and the pros and cons of a deeper swale filled with rock. It was agreed that rock swales look better than grass swales as it is too hard to mow the grass. The commissioners discussed the aesthetics of different types of swales, the functionality and compatibility of different styles next to each other and how to manage inspections of swales. They decided to do some more research and revisit the issue at the next meeting.

**PUBLIC
INPUT**

Dixon Beckstead stated that he worries about the deep swales being a drowning hazard for children and asked who is liable if that were to happen. He stated that the ribbon curbing along the steep swales tend to fall into the swale after some time. He suggested that a turtle back in the bottom of the swale to hold space for water and then rocks on top to make them level may be a solution. He also wondered if some rock base could be placed under the swale and sidewalk area during the construction of the roads to give them more drainage capacity.

Rusty Smith stated that he likes the idea of the swales being level as he has fallen into them before.

CALEN-DARING

Chairman Titensor stated that they will continue to move forward on the subdivision code and discuss design standards at the next meeting.

ADJOURN

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

Becky Cox

Fred Titensor, Chairman