

CITY OF PRESTON PLANNING AND ZONING MEETING
September 14, 2022

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

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

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

**REVIEW &
APPROVAL
P&Z MINUTES
8/24/2022**

Commissioner Cole moved to approve the minutes of August 24, 2022 as written. Commissioner Swainston seconded the motion.

Vote went as follows:

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

Motion passed by majority vote.

**SUB-
DIVISION
ORDINANCE:
SWALES**

Chairman Titensor invited City Engineer Tyrell Simpson to present his research on swales and design possibilities. Mr. Simpson stated that there are different options for the swales, including grass and gravel and an option for having the swales level and filled with gravel. But there are concerns with each of the options, the biggest one being that homeowners don't always know what the requirements are and often fill in their swales. He stated that they are difficult to regulate and keep looking nice and that he has had several complaints about them since he has been employed by the city. Chief McCammon also commented that swales are difficult for code enforcement as homeowners don't always know that they aren't in compliance when they purchase the home.

Mr. Simpson stated that an alternative to swales is to require curb and gutter and then have a retention pond to catch the water. He showed the commissioners several examples of retention ponds doubling for green space within developments in Logan, Smithfield, Shelley, and Ammon. The commissioners discussed the pros and cons of retention ponds and using them as green space. They discussed the cost differences between ribbon curbs and curb and gutter and how that change would affect developers. Mr. Simpson explained that with curb and gutter they could decrease the width of the park strip from 7' to 5', giving the developers more space per lot. The commissioners also discussed how to make the requirement applicable to minor subdivisions and explored options such as sumps and small retention ponds.

The commissioners agreed that they would like to explore this option but felt that if the retention pond was used as green space there would need to be

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requirements on improvements to the green space based on the size of the development. The commissioners asked Mr. Simpson to create a draft of an ordinance for the curb and gutter requirement and to create a table of green space requirements based on development size and present it at the next meeting.

**SUB-DIVISION
ORDINANCE:
DESIGN
CRITERIA**

Mr. Simpson presented the commissioners with a draft of proposed changes to the design criteria portion of the subdivision code. He stated that the changes bring the wording up to date to fit with other changes made in the code. The commissioners asked about adding information about using the required traffic study to determine some of the design requirements, clarifying snow removal and storage requirements and discussed the issues surrounding half-streets. Chairman Titensor asked Mr. Simpson to draft the changes to discuss at the next meeting.

**PUBLIC
INPUT**

None.

CALEN-DARING

Chairman Titensor stated that they will continue to move forward on the subdivision code and do a final review of these revisions at the next meeting.

ADJOURN

Meeting was adjourned at 7:28 P.M. by Chairman Titensor.

Becky Cox

Fred Titensor, Chairman