



COMPREHENSIVE PLAN
CITY OF PRESTON
GOALS AND OBJECTIVES

Includes

Amendments approved by Resolution #43, dated the 9th Day of May, 2005

Amendments approved by Resolution #129, dated the 10th day of May, 2021

Amendments approved by Resolution #134, dated the 9th day of August, 2021

Retitle and Amendments approved by Resolution #142, dated the 25th day of April, 2022

Retitle and Amendments approved by Resolution #153, dated the 22nd day of May 2023

Amendments approved by Resolution #163, dated the 10th day of June 2024

TABLE OF CONTENTS
COMPREHENSIVE PLAN

ELEMENT 1: Population1
 General Policy Statement2

ELEMENT 2: Land Use3
 General Policy Statement3

ELEMENT 3: Transportation4
 Policy – Entrance Corridors Goals4
 Policy – Transportation Financing4
 Policy – Airport Area5
 Policy – Public Transportation5
 Policy – School Safety5
 Policy – Environmental Impacts5
 Policy – Multi-jurisdictional Planning5

ELEMENT 4: Community Design and Special Sites7
 General Policy Statement – Downtown7
 General Policy Statement – Shopping Centers8
 General Policy Statement – Planned Neighborhoods8

ELEMENT 5: Economic Development9
 General Policy Statement9

ELEMENT 6: Natural Resources10
 General Policy Statement10

ELEMENT 7: Public Services, Facilities and Utilities11
 General Policy Statement12

ELEMENT 8: Recreation13
 General Policy Statement14

ELEMENT 9: Schools, Facilities and Transportation15
 General Policy Statement15

ELEMENT 10: Hazardous Areas16
 General Policy Statement16

ELEMENT 11: Housing	17
General Policy Statement	17
ELEMENT 12: Private Property Rights	18
General Policy Statement	18
ELEMENT 13: Public Airport Facilities	19
General Policy Statement	19
ELEMENT 14: Agriculture	20
General Policy Statement	20
ELEMENT 15: National Interest Electric Transmission Corridors	21
ELEMENT 16: Implementation	22
FUTURE LAND USE MAP	23
APPENDIX A: Statistical Data	24
APPENDIX B: Other Plans Incorporated By Reference.....	27

ELEMENT 1: Population

The population of Preston has been growing at an average annual rate of 1.05% since the 2010's. The growth that Preston has experienced in the last two decades is expected to accelerate as population growth on the Utah side of Cache Valley continues to increase pressure on the regional housing market. The demographics of the growing population will dictate the types of services that will need to be created or extended to accommodate this growth.

Preston's average number of persons per household (3.14) is slightly higher than the state average (2.7) and the Franklin County average (3.12). The numbers for Preston are slightly higher and for Franklin County are slightly lower than those reported in the 2023 Comprehensive Plan: 3 persons/household in Preston and 3.19 persons/household in the county.

The median age is 34 in Preston, 34 in Franklin County and 37 in the state. In 2023, these numbers were 33, 33, and 36, respectively. These numbers indicate that overall, the trend is for a slightly younger, yet mature population base in their working years.

The current percentage of Preston's population over 65 is 15.47%. This is a 2.92% decrease from the 2023 Comprehensive Plan. The county's current population of 65 and over individuals decreased from 17.31% to 18.39% and the states' increased from 16.47% to 17.13% in the same time period.

Preston also has a substantial number of youths in its population: 23.73% of the population is between the ages of 5 and 19 as compared to 23.59% in the county and 19.68% in the state. The numbers are slightly lower than those of the 2023 Comprehensive Plan – 24.81%, 25.96%, and 21.51% respectively.

The growing population of Preston highlights the need for housing facilities of all types. There are currently very few rentals available and the average income levels of both current and incoming residents make investment in building new homes somewhat difficult. There is a particular need for multi-unit complexes, from duplexes to medium scale apartment buildings which are affordable to residents. The proper placement of these units is a concern for city officials. Not only will adequate amounts of space need to be found for multi-unit complexes, but the extension of utility services or location of areas that already have services will need to be found. The zoning code should direct how these facilities are developed.

General Policy Statement: *Accommodate anticipated growth within the city by being prepared to provide services and housing for current and future residents.*

1. Zone land to accommodate a variety of housing needs, from single family lots to multi-unit buildings.
 - A. Adequate space should be available not only for building, but for parking and all necessary landscaping and outbuildings.
2. Medical facilities should be kept up to date to handle the everyday needs of the large youth and elderly populations. Preston City will work with and support Franklin County Medical Center in relation to this goal.
3. Promote youth activity programs, both through the schools and through community organized recreation programs, to occupy and entertain the large youth population.

ELEMENT 2: Land Use

General Policy Statement: *To provide for safe and sanitary living conditions, promote the quality of life, protect property owner's rights and encourage suitable development patterns in Preston.*

Preston City has a variety of present and anticipated needs for land use. Increasing population growth of areas in the southern end of Cache Valley is anticipated to move into the Preston area in the future. Having the proper infrastructure for roads, water, and sewer will be critical. Our ability to expand will be contingent on the infrastructure's ability to support additional growth.

Development should take place as specified in the existing future land use map and existing zoning map. Growth in subdivisions needs to be developed in such a way that the current residences do not have to fund the improvements. Being welcoming to development and competitive with other surrounding communities will allow our growth to be controlled, but not excessively governed.

Currently there are limited options for higher density apartments and town-house structures. Lots for future single dwelling residences should be in place to prepare for growth. Annexing property into the city in the future is not a priority, but may be considered on a case-by-case basis.

Spot Zoning (rezoning a smaller area or parcel within a larger zoned area for a different use or in a way that is not compatible with the current Comprehensive Plan or zoning ordinances) shall not be permitted.

Preston has limited commercial, industrial, and downtown business space. Allowing for growth in all of these categories will allow Preston to be less of a bed-room community and more supported by business' in town.

There is limited agriculture directly in Preston city limits. Protecting the existing agriculture enterprises is of importance.

ELEMENT 3: Transportation

The people of Preston envision a sustainable economy based on Services, Industry, and Tourism. The city should seek to develop its business capacity to offer a full range of goods and services, not only to city residents, but to the county and other underserved outlying areas. This will help to reduce the outflow of dollars to larger urban centers.

- A. Business Parking:** The City should evaluate the existing off-street parking requirements and the need for parking areas. This would help encourage the intensive use of space in the existing business district by fulfilling the off-street parking requirements needs of all enterprises. The city should seek to implement public parking in the downtown area to encourage new businesses to utilize otherwise unusable buildings.
- B. Special Parking:** The City should evaluate the need and establish special parking spaces for: handicap, elderly, truck loading zones, overnight commercial truck and recreation vehicle parking.
- C. Access Management:** In order to reduce congestion due to mid-block turning movements the City should establish Vehicular Access Management Guidelines for the placement of driveways in business and commercial districts.

Policy – Entrance Corridors Goals

Promote and encourage aesthetically pleasing approaches to the City.

- A. Create Landmarks:** Along major access routes create “gateway” structures to give a sense of arrival and for orientation.

Policy – Transportation Financing

Consider all available options to fund basic street improvements and maintenance projects.

- A. Capital Improvement Plan (CIP):** The City has a CIP for all street improvement projects anticipated within five years. This plan should be updated yearly, and show all potential funding sources.
- B. Street Improvement Grants:** There are grants that come out each year that provide opportunities for Preston to improve streets and sidewalks. The City should seek Federal-Aid and other grants to improve arterial and collector streets.

Policy – Airport Area

The nearest public airport is located on the outskirts of Preston. It is open to the public for use. The City will continue to support the Airport for height restriction safety zoning and access management.

Policy – Public Transportation

The City should encourage and support public transportation and opportunities to provide these services both to the general public as well as senior citizens.

The Cache Valley Transit District provides services during peak hours with morning pickups at 5:55 a.m. and 6:55 a.m. and afternoon departures from Preston at 5:35 p.m. and 6:35 p.m. CVTD travels all over Cache Valley providing free transportation opportunities in Preston.

Pocatello Regional Transit provides public transportation services throughout the City of Preston and Franklin County for a small donation to senior citizens and the general public. Hours of service are between 8:00 a.m. and 5:00 p.m.

School District #201 offers residents of Preston, and the surrounding area, bus service for children in the school system from kindergarten through grade twelve.

Policy – School Safety

The City plans to review the streets and sidewalks near the school facilities and make any improvements necessary to create a safe environment for the community. The City will coordinate with the school district in planning school facilities and transportation routes for transporting students and making street improvements.

Policy – Environmental Impacts

The City will use the Element 6 – Natural Resources and Element 10 – Hazardous Areas components of the Comprehensive Plan as a basis for evaluating the environmental impacts of transportation improvements.

Policy – Multi-jurisdictional Planning

The City has and will continue to work with County officials to keep them aware and involved in its transportation planning efforts through their City Area of Impact ordinances, public notices, joint planning meetings and solicitation of comments.

The City should explore road bypass options in conjunction with the State of Idaho, Franklin County and Cache County. This issue is particularly relevant as Cache County Plans a major North/South Bypass that would allow travel through the valley without having to travel through its towns and population centers. This could potentially decrease congestion and promote more efficient travel as the area grows in the future.

ELEMENT 4: Community Design and Special Sites

The City Council and the Planning and Zoning Commission have expressed that the livability of Preston is based on its rural atmosphere, its sense of community, and its diverse business core. In order to preserve this fabric of the community, the community needs to be aesthetically pleasing, with a downtown business area providing necessary services, and have a density pattern which becomes more rural at its boundaries.

While Preston recognizes that it is considered part of the Cache Valley Metropolitan Region, the City has no desire to be a regional community.

General Policy Statement: Downtown - *The area commonly referred to as downtown business should be aesthetically pleasing, well laid out and not detract from the natural characteristics within and surrounding Preston.*

1. The downtown business area should offer the following types of stores:
 - a. general retail stores
 - b. offices
 - c. financial institutions
 - d. restaurants
 - e. service facilities
 - f. tourist-serving facilities
 - g. governmental facilities
2. The downtown business area shall be a continuously connected zone.
3. Strengthen the general retail area:
 - a. Preserve the downtown business area by encouraging small stores with a trade area focus for local daily goods and services, with anchor tenants such as Supermarkets, Drug Stores, etc., Secondary tenants such as apparel, banks, cleaners, fast food, gas stations, restaurants, real estate, personal grooming, and retail.
 - b. Recognize and create an environment to preserve historical buildings and places.
 - c. Recognize and create an environment to preserve existing parking. Parking lots converted to retail space must be replaced, i.e., parking structures.
 - d. Create a park-like atmosphere in the downtown business area with flower boxes and tree planting.
 - e. Encourage a compatible pedestrian oriented design theme in the downtown business area.
 - f. Provide signage that identifies the site of historical significance, enhances navigation, and highlights amenities.

General Policy Statement: Shopping Centers – *In general, retail development in Preston should occur in discrete shopping centers. This Comprehensive Plan uses the following definition of a shopping center:*

“...a group of architecturally unified commercial establishments, that provides onsite parking in definite relationship to the types and total size of the stores...”

General Policy Statement: Planned Neighborhoods that are aesthetically pleasing and well laid out and that do not detract from the natural characteristics within and surrounding Preston.

1. The desire to create a visually appealing city, both in its layout and in aesthetics such as trees, flowers and general landscaping.
 - a. Require green space for the residents of subdivisions.
 - b. Create additional central parks, including green belt areas along natural drainage areas.
 - c. Provide diverse recreational facilities within the central parks.
2. Establish zoning that creates density levels that:
 - a. Do not overwhelm neighborhoods with multi-family dwellings, but allows for an evenly distributed mix of multi-family, Planned Unit Development (PUD), and single family dwellings outside of the commercial and industrial areas.
 - b. Becomes more rural towards the City’s boundaries.

ELEMENT 5: Economic Development

Preston is the largest city in Franklin County. Much of the economic activity for the entire Franklin County community revolves around Preston as a hub of commerce.

Major industries that contribute to Preston's economy include education, healthcare, retail, manufacturing, and construction. Agriculture has historically played a large role in the local economy and continues to do so, especially in the county. However, agriculture within Preston city limits is on the decline. The largest employers in Preston are Franklin County Medical Center, Preston School District #201, Trails West Trailers, Franklin County, IPEX, Heritage Senior Living, and Production Technologies Inc. (2024 Data)

Due to Preston's proximity to larger job markets in Utah, a large contingent of people who live in Preston work in Utah. This results in a large daily outmigration of workers. As a result of this large daily outflux of people to larger communities that proved a wider variety of goods and services, many merchants in Preston have a difficult time earning the income necessary for maintenance of a business.

The key to making the city economy more viable will be diversification. Revitalizing the downtown and growing the local industrial sector will play a large part in attracting residents, visitors and new businesses to the area.

As internet connectivity has increased, Preston has also seen an increase in the number of residents working remotely. The city should continue to partner with internet service providers to extend high speed internet to as many neighborhoods as possible. This infrastructure should include the development of a fiber-optic network, or networks, that reach all sections of the city with high-speed internet.

Households in Preston earn a median yearly income of \$57,316. 40% of the households earn more than the national median income (\$74,580) each year. Household expenditures average \$62,397 per year. Households in Franklin County earn a median yearly income of \$64,926. 44% of the households earn more than the national median income each year. Household expenditures average \$65,284 per year. (2024 Data)

General Policy Statement: *Encourage the influx and development of industrial and private businesses. Such development will provide employment opportunities, bring money into the community, and supply necessary goods and services.*

1. Promote continued beautification of the downtown area.
2. Encourage promotion of tourism in and around Preston.
3. Encourage the growth, development, and expansion of local businesses.

ELEMENT 6: Natural Resources

Water has become a much-discussed issue of late in Preston. The city should seek to develop a second source of municipal water to provide for future growth and as an emergency source. This could include utilizing shares of water the city owns through various water companies in Franklin County. The city also has numerous options that can be used in the future to conserve water. These options should be discussed and implemented as needed.

General Policy Statement: *Provide residents with an amount of resource in keeping with what the city has to offer, at a price which coincides with availability.*

1. Continue to study water availability in Preston.
 - A. Determine what percentage of water can be leased to agricultural interests near the city limits.
 - B. Ensure availability for all residents and future residents of the community.
2. The city should seek to expand the availability of secondary (irrigation) water throughout the city to preserve the potable municipal supply.
3. As new areas are developed, the city should consider the availability of water, the impact the development will have, and the adequacy of infrastructure before such developments are approved.

ELEMENT 7: Public Services, Facilities and Utilities

Preston City was provided with a water facility plan by Keller Associates. Following the recommendations within the water facility plan will be critical to provide necessary upgrades to improve Preston's water system and ensure its ability to deliver water to all citizens within Preston. Any agreements or projects which would remove water from the system or extend the sewer system to benefit anyone outside of the city limits should be avoided. Extension of water lines without creating necessary looping and redundancies should be avoided.

The city has received a grant for a new water tank. This will help build necessary storage capacity. There are several options the city can take to conserve water, these options should be discussed in addition to seeking an addition source of water.

Preston City is working with Keller Associates to finish the wastewater facility. The new plant will be up and running by spring of 2025, per DEQ and EPA requirements. Several wastewater collection pipelines throughout the City will also be upgraded around the same time period the new plant is being constructed.

Preston Police Services include 8 full time police officers, 1 reserve officer, 1 part time code enforcement/animal control officer. The Franklin County Fire Protection District has 1 fire station in Dayton, Idaho. There are 2 brush trucks and 1 structure engine located in Dayton. Preston's fire station has 1 structure engine, 2 pumper tender engines, 2 rescue trucks, and 3 brush trucks. There is 1 full time employee and 28 paid on call firemen within the district. There are plans to build and staff a fire station in Franklin City.

Franklin County Landfill will be in a new location within 15 years. Franklin County is working with DEQ on options for a new landfill. There are 6 full time employees and 2-3 part time employees.

Larsen Sant Library serves Preston City and outside areas with approximately 65,000 books, E-books, and various online educational databases, and tutorials to checkout and offers 379 programs to patrons of all ages per year.

Franklin County Medical Center (FCMC) is a 20-bed Critical Access Hospital with 24-hour emergency care, a surgical suite with 3 operating rooms, and an attached 35-bed skilled nursing facility. There are 346 employees. FCMC recently completed a new 25,000 square-foot medical office building that includes the FCMC Medical Clinic with 5 Family Practice Physicians and 4 mid-level providers, and the FCMC Specialty Clinic with several specialists who provide both clinic and surgical services.

The City will explore option of impact fees and other means of revenue to offset growth that could take our current infrastructure to capacity.

General Policy Statement: *Provide city utility services and protection services which maintain equality among Preston residents and provide a margin of health and safety.*

ELEMENT 8: Recreation

There is a successful recreation program in Preston that is utilized and well supported by community members. Please see the table below for participation numbers for the last three years.

Recreation Registrations By Year				
	Basketball	Baseball	T-Ball/Softball	Soccer
2018	247	196	189	375
2019	302	200	196	365
2020	289	184	119	363
2021	321	216	255	544
2022	330	263	203	546
2023	329	217	240	478

Until 2020, the most popular program was baseball/T-ball/softball. During the 2020 year, soccer participation surpassed all other programs. It has been suggested that a multi-athletic sports complex be built. The City was able to acquire Craner Field in 2020. This has allowed for additional space for both the soccer and baseball programs.

The basketball program relies exclusively on the school system's gymnasiums. Last year, the City acquired property south of East 8th North with the intent to build a recreation center. The City should explore its options to develop an indoor recreation center on the property that could be utilized during the winter months for basketball, volleyball, pickleball, et cetera.

Many Preston residents also take advantage of the many federally managed recreation sites in the county like the Caribou and Cache National Forests. Opportunities on these lands include camping, fishing, hiking, swimming, snowmobiling, skiing and hunting.

For many years, the City has recognized the need for a walking path. Options to implement a City-wide walking path/trail system should be explored.

Recently, vandalism of City property, including recreation facilities has become an issue. The City should seek to implement a surveillance system to protect assets and identify those responsible.

General Policy Statement: *Continue to involve community members in participating and supporting the community recreation program.*

1. Expand programs to include more after school activities, providing local children with an energy outlet in the afternoon hours.
 - A. Programs should include both athletic and educational activities.
2. Continue to seek additional park lands within the city.
 - A. Private donation should be investigated.
 - B. Extend utilities to newly developed parks (especially water).
3. Encourage county road crews to work with local federal agencies, like the Forest Service and Bureau of Land Management, in maintaining roadways to the many federally owned recreation sites in the county that many Preston residents utilize.

ELEMENT 9: Schools, Facilities and Transportation

General Policy Statement: *Provide learning environments for children conducive to their learning and safe means of getting to these centers of learning.*

Preston School District 201 represents all of Preston City. Presently we only have one public school.

Preston School District continues to see modest growth in the student population each year. Preston school district has historically been able to service its building program through plant facility levies. They have not had a bond in over a decade. They are one of the most financially sound districts in the state of Idaho.

As the district prepares for growth they recognize the difficult position of proper building footprints. Presently the elementary school is one of the largest in the state. The K-5 are all co-housed on the same property. The district is aware that future growth will likely not happen on that campus and will need to be in another part of Preston City or another community in the county. It is anticipated that Preston City and Preston School District would be well served to not have increased school traffic on 4th East.

The middle school will be dealing with growth for the next several years. A possible solution to middle school growth would be a 6th grade center or another separate facility in the Preston area. Ideally, this would be located away from current buildings to avoid traffic congestion.

The High School will need major improvements in coming years. Parking for students and staff continues to be a challenge for the school and the city.

Preston school district also has strategic partnerships with many area universities that allow students to obtain a significant portion of a bachelor's degree while they are in high school.

The community sidewalk fund has been a good step toward providing better walking routes for students to get to school. More still needs to be done in this area.

Franklin County High school continues to provide an alternative path for students to receive a diploma. This school graduates about 30 students per year.

ELEMENT 10: Hazardous Areas

Currently, there are no known areas of concern within the City.

General Policy Statement: *Eliminate any hazardous areas within the City of Preston to ensure the safety of residents.*

ELEMENT 11: Housing

Available housing in Preston is minimal, especially affordable housing for low to moderate income families. The primary concern expressed by residents and city officials is finding adequate space for multi-unit housing within the city limits, where it will be unobtrusive to current residents.

General Policy Statement: *Provide safe, sanitary, energy-efficient housing types so all residents can choose housing which coincides with their budgets and individual needs.*

1. Ensure that an adequate supply of appropriately zoned land is available for residential development.
2. Continue to follow current zoning ordinances, established by city planning boards.
3. Encourage the development of multi-unit housing to current residential areas where there are adequate plots of land to accommodate necessary facilities, but central enough to essential services that transportation is not necessary.
 - A. Including parking space that will accommodate all residents and visitors.
 - B. Including sidewalks in development of the complexes that connect to existing sidewalks in residential areas, providing safe access for pedestrians to schools and shopping.
 - C. Including safe play areas for young residents that are properly distanced from heavy traffic areas.

ELEMENT 12: Private Property Rights

Protection of individual property rights is extremely important to Preston residents. Affirmative answers to any of the following questions may indicate a violation of private property rights. The City of Preston will need to seek legal counsel on these items.

General Policy Statement: *To promote and encourage quality development that protects and respects private property rights.*

1. Evaluate new ordinance proposals and development reviews subsequent to the adoption of this plan to ensure that land use policies, restrictions, conditions and fees do not violate private property rights. In accordance with the attorney general's checklist criteria, the City of Preston will ask the following questions prior to any land use action within the law.
 - A. Does the regulation or action result in the permanent or temporary physical occupation of the property?
 - B. Does the regulation or action require a property owner to dedicate a portion of property or grant an easement?
 - C. Does the regulation deprive the owner of all economically viable uses of the property?
 - D. Does the regulation have a significant impact on the landowner's economic interest?
 - E. Does the regulation deny a fundamental attribute of ownership?
 - F. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

ELEMENT 13: Public Airport Facilities

The Preston Airport is located just outside the City's northwest boundary. Preston City and Franklin County are joint sponsors of the airport and have representation on the airport board of directors. The airport is primarily utilized for smaller airplanes and agricultural use. Recently, the airport has undergone a major safety upgrade.

A major challenge that the airport faces is the length of its runway. On one side, the runway length is limited by a steep drop off into the Bear River; on the other side, Highway 91 limits further expansion. This limits the size of aircraft that can land.

General Policy Statement: *Work with the airport board to ensure that the airport remains viable as the community grows.*

ELEMENT 14: Agriculture

Historically, Preston has been an agricultural community. While much of the surrounding county still depends heavily on agriculture, agriculture within city limits is on the decline.

The City should recognize the importance of agriculture to the local economy. Various support businesses located within city limits serve the outlying areas and provide jobs for residents. This industry is indispensable.

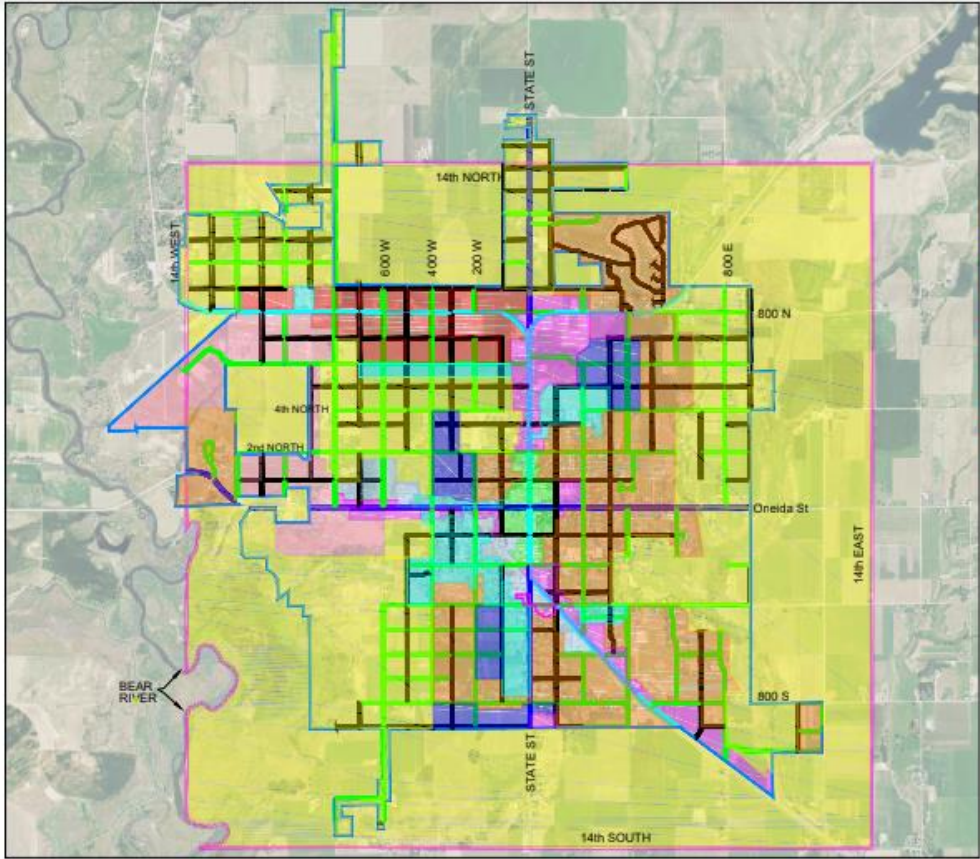
General Policy Statement: *Seek ways to support agriculture and preserve it as it is an integral part of Preston's unique identity.*

ELEMENT 15: National Interest Electric Transmission Corridors

The City of Preston does not have any National Interest Electric Transmission Corridors. This section will serve as a placeholder until the City is notified of such infrastructure being developed.

ELEMENT 16: Implementation

The Planning and Zoning Commission will review this Comprehensive Plan annually and update it as necessary. The Commission will communicate with the Preston City Council to develop ordinances and policies to implement this plan and achieve other strategic goals that may be identified.



**CITY OF PRESTON
PROPOSED
LAND USE MAP
2021**

- RESIDENTIAL A-1
- RESIDENTIAL A-2
- RESIDENTIAL A-3
- RESIDENTIAL B
- DOWNTOWN
- GENERAL COMMERCIAL
- HEAVY COMM / LIGHT INDUSTRY
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL



Appendix A. Statistical Data.

Population By Age								
Preston			Franklin County			Idaho		
Age	Total	Percentage	Age	Total	Percent age	Age	Total	Percentage
0 to 4	459	7.66%	0 to 4	1,038	6.80%	0 to 4	103,618	5.31%
5 to 9	480	8.01%	5 to 9	1,122	7.35%	5 to 9	118,497	6.08%
10 to 19	942	15.72%	10 to 19	2,480	16.24%	10 to 19	265,215	13.60%
20 to 29	781	13.03%	20 to 29	2,047	13.40%	20 to 29	267,092	13.70%
30 to 39	700	11.68%	30 to 39	1,773	11.61%	30 to 39	262,450	13.46%
40 to 49	761	12.70%	40 to 49	2,168	14.20%	40 to 49	246,407	12.64%
50 to 59	555	9.26%	50 to 59	1,490	9.76%	50 to 59	227,433	11.66%
60 to 64	389	6.49%	60 to 64	1,032	6.76%	60 to 64	125,132	6.42%
65+	927	15.47%	65+	2,122	13.89%	65+	334,032	17.13%
Total Pop. 5,994			Total Pop. 15,272			Total Pop. 1,949,876		
Population By Sex								
Preston			Franklin County			Idaho		
Male	3,077	51.33%		8,006	52.42%		985,116	50.52%
Female	2,917	48.67%		7,266	47.58%		964,760	49.48%
Total	5,994		Total	15,272		Total	1,949,876	
Household Size By Number								
Preston			Franklin County			Idaho		
1 Person	399	20.90%	1 Person	1,058	19.72%	1 Person	186,341	25.83%
2 Person	708	37.09%	2 Person	1,699	35.38%	2 Person	264,522	36.67%
3 Person	275	14.41%	3 Person	660	13.46%	3 Person	105,835	14.67%
4 Person	232	12.15%	4 Person	644	12.57%	4 Person	90,295	12.52%
5 Person	194	10.16%	5 Person	515	9.72%	5 Person	49,970	6.93%
6+ Person	101	5.29%	6+ Person	324	6.09%	6+ Person	24,381	3.38%
Total Households	1909		Total Households	4900		Total Households	721,344	
Total Households and Average Household Size								
Preston			Franklin County			Idaho		
Households	1,909		Households	4,900		Households	721,344	
Families	1,528		Families	3,948		Families	506,161	
Average Household	3.14		Average Household	3.12		Average Household	2.70	

Income						
Preston		Franklin County			Idaho	
Median Household Income	\$ 67,279.00	Median Household Income	\$ 65,521.00	Median Household Income	\$ 62,165.00	
Median Household Expenditure	\$ 56,839.00	Median Household Expenditure	\$ 58,120.00	Median Household Expenditure	\$ 58,725.00	

Dwellings								
Preston			Franklin County			Idaho		
Total Dwellings	2159	100.00%	Total Dwellings	5314	100.00%	Total Dwellings	795,676	100.00%
Total Occupied Dwellings	2020	93.56%	Total Occupied Dwellings	4845	91.17%	Total Occupied Dwellings	710,225	89.26%
Total Unoccupied Dwellings	139	6.44%	Total Unoccupied Dwellings	469	8.83%	Total Unoccupied Dwellings	85,451	10.74%
Housing: Owner Occupied	1672	82.77%	Housing: Owner Occupied	4089	80.39%	Housing: Owner Occupied	507,011	71.39%
Housing: Renter Occupied	348	17.23%	Housing: Renter Occupied	756	19.61%	Housing: Renter Occupied	203,214	28.61%

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Preston Population	5,188	5,301	5373	5376	5311	5199	5507	5405	5403	5355
Year-Over-Year Growth	-66	113	72	3	-65	-112	308	-102	-2	-48
Cumulative Growth	0	113	185	188	123	11	319	217	215	167
Year-Over-Year Growth Percentage	-1.26%	2.18%	1.36%	0.06%	-1.21%	-2.11%	5.92%	-1.85%	-0.04%	-0.89%
Cumulative Growth Percentage	0.00%	2.18%	3.54%	3.59%	2.38%	0.27%	6.20%	4.35%	4.31%	3.42%
Year	2021	2022	2023							
Preston Population	5,705	5,857	5,994							
Year-Over-Year Growth	350	152	137							
Cumulative Growth	517	669	806							
Year-Over-Year Growth Percentage	6.54%	2.66%	2.34%							
Cumulative Growth Percentage	9.96%	12.62%	14.96%							
Average Annual Growth			56.92							
Average Annual Growth %			1.05%							

Appendix B. Other Plans Incorporated By Reference.

The most recent Wastewater Treatment Plan, Transportation Plan, Infrastructure Plan, Water Facilities Plan, and Broadband Plan shall be incorporated into this Comprehensive by reference.