

# CITY OF PRESTON PLANNING AND ZONING MEETING

April 13, 2016

**ROLL CALL** Roll Call showed the following Board members present: Chairman Linda Hansen, Commissioner Bruce Hodges, Commissioner Penny Wright, Commissioner Joe Perry, Commissioner Steve Call, Commissioner Brock Alder

Staff present: Wendy Merrill, Darek Kimball, Tyler Olson

Others: Brandon Roberts, Straton Roberts

Meeting was called to order at 6:00 p.m. by Chairman Linda Hansen.

**REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 03/23/16** It was moved by Commissioner Joe Perry and seconded by Commissioner Steve Call to approve the Planning and Zoning Minutes of March 23, 2016. The motion received unanimous approval.

**REPORT OF APPROVED BUILDING PERMITS** City Engineer Darek Kimball reported on the following approved building permits:

Preston Truck Repair	1383 Industrial Park Rd.	Addition
Heusser Construction	358 East Eagle Way	House

**BUILDING PERMIT BRANDON ROBERTS** City Engineer Darek Kimball introduced a building permit for Brandon Roberts, at approximately 307 South 1<sup>st</sup> East. The permit is for a shop/warehouse/office building.

**APPX 307 S. 1<sup>ST</sup> E.** It was moved by Commissioner Steve Call and seconded by Commissioner Joe Perry to approve the building permit for a shop/warehouse/office building at approximately 307 South 1<sup>st</sup> East. This received unanimous approval.

**CITY/COUNTY IMPACT AREA** City Attorney Tyler Olson asked the Board if they had reviewed the information he provided for the City/County Impact Area Ordinance. He plans to stay in contact with the Preston City Council and Franklin County Prosecutor for input and suggestions, and he urged the Board to consider issues such as the exact boundaries of the impact area, how to protect the water line from contamination and damage to property should the water line break, and a big concern regarding animals and contamination to the City water supply while drafting the City/County Impact Area Ordinance. He also suggested the agreement be reviewed annually.

City Engineer Darek Kimball asked the Board to consider exactly what the City's specific issues are, citing the animal issue as a major concern, and wondering if Franklin County would tighten up their animal containment requirements so the city's water system wouldn't be compromised or contaminated. He reminded the Board that the County has jurisdiction and enforcement authority in the impact area, and the City only has the right to provide input for the County to consider when making decisions in the impact area. There are also questions the Board should address regarding property rights, using landmarks to set the impact area boundaries, and how many feet from the water line any construction should take place.

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After discussion, the Board requested this issue be placed on the next agenda.

**REVIEW/  
UPDATE  
MUNICIPAL  
CODE**

At the request of Mayor Mark Beckstead, the Board reviewed Preston Municipal Code 17.28.065-A, which requires that, prior to construction, all improvements such as curb, gutter, swales, sidewalks and roads are to be constructed. Mayor Beckstead stated in a memo to the Planning & Zoning Commission dated April 11, 2016, that he feels it makes no sense to require a builder to make these improvements when there is no curb, gutter or sidewalk for blocks. He asked the Board to consider an improvement agreement between the builder and the City that would pass on with the property in lieu of completing the improvements until such time as installing the improvements would make more sense. The Commission discussed various alternatives, including instituting liens on the property, or leaving the ordinance as it is.

Commissioner Bruce Hodges was excused from the meeting at 7:49 P.M.

After discussion, the Board requested this issue be placed on the next agenda.

At the request of Mayor Mark Beckstead, the Board reviewed Preston Municipal Code 16.04.030, Exception #2, which allows one free split of someone's property before it is classified as a subdivision, along with all the rules and regulations that apply to creating subdivisions. He suggested instead giving a person a free split every 8 to 10 years, as long as the infrastructure is already in place.

After discussion, the Board requested this issue be placed on the next agenda.

**ADJOURN**

Meeting was adjourned at 8:20 P.M. by Chairman Linda Hansen.

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Linda Hansen, Chairman

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Linda Acock, Clerk