

# CITY OF PRESTON PLANNING AND ZONING MEETING

April 13, 2022

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

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

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

**REVIEW & APPROVAL P&Z MINUTES 3/23/2022** Commissioner Winn moved to approve the minutes of March 23, 2022 as written. Commissioner Carter seconded the motion.  
Vote was unanimous.

**BUSINESS LICENSE HEATHER SWANEPOEL** This matter was resolved by City Council and was not addressed.

**BLUE SAGE PUD: PHASE 3 FINAL PLAT** City Engineer Tyrell Simpson explained that Cody Ralphs had installed the required storm drain pipe and was ready to move forward with phase three of the Blue Sage Subdivision. This phase will have ten (10) lots. A development agreement is in progress and the water shares have been turned over to the HOA.

Commissioner Steve Call made a motion to recommend to City Council approval of the final plat for Blue Sage PUD Phase 3. Commissioner Winn seconded the motion.

Vote was unanimous.

**SUB-DIVISION ORDINANCE: CONSULTANT JOHN JANSON PRESENTATION** Consultant John Janson gave a presentation on subdivision ordinances and discussed some of the issues that he saw in the current ordinance. He gave suggestions and answered questions from the commissioners and gave ideas based on what other communities are doing.

**MCKAY CORDNER SUB-DIVISION** Mr. Cordner presented a tentative plan for a subdivision on 8<sup>th</sup> South and 1100 East. He stated that he would have to upgrade the existing water line from a 6” line to a 12” line and put in an additional 6” line. He asked the commissioners to consider those upgrades in lieu of green space, or having him contribute to the green space but have the city help with the water line upgrades.

Commissioner Titensor explained to Mr. Cordner that the commissioners cannot make any decisions until a preliminary plat is presented and the application process followed. He also advised him that the commissioners are not authorized to say whether the city would consider contributing to the upgrades.

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City Engineer Tyrell Simpson stated that the upgrades would be necessary to meet the fire flow requirement for the subdivision and that it is a large infrastructure cost but that typically all infrastructure costs are on the developer.

The commissioner advised Mr. Cordner to work with city staff and continue to look at options.

**PARKING  
ORDINANCE  
17.36**

City Planner Shawn Oliverson presented the commissioners with a draft of proposed changes to the parking ordinance. He stated that the buyout option for downtown parking wasn't working and this new draft eliminated that option and eliminated any requirement for parking in the downtown zone for businesses. He said that this will make the ordinance align with what city council is doing.

The commissioners discussed the changes and the fact that this is not helping the downtown parking situation but that a change is needed to align with city council decisions. They also discussed improving walkways and creating parking that is in compliance with ADA requirements.

Commissioner Dave Cole made a motion to approve the changes to Ordinance 17.36: Parking, with the elimination of the first sentence in section B of 17.36.010 and to set a public hearing. Commissioner Winn seconded the motion.

Vote was unanimous.

**APPROVED  
BUILDING  
PERMITS**

The following approved building permits were reviewed, there were no comments.

FCMC	44 N 1 <sup>ST</sup> E	Sign
Shad Moser	637 S 4 <sup>th</sup> W	House
Shad Moser	647 S 4 <sup>th</sup> W	House
Valley Implement	203 W 8 <sup>th</sup> N	Accessory Bldg
Karen Higley	1114 N 3 <sup>rd</sup> E	House
VIMC, LLC	213 W 8 <sup>th</sup> N	Addition

**PUBLIC  
INPUT**

None

**CALEN-  
DARING**

Chairman Titensor stated that they will continue to discuss the subdivision ordinance at the next meeting.

**ADJOURN**

Meeting was adjourned at 7:51 P.M. by Chairman Titensor.