

CITY OF PRESTON PLANNING AND ZONING MEETING
September 28, 2022

ATTENDANCE The following Board members were present: Chairman Fred Titensor, Commissioner Berni Winn, Commissioner Steve Call, 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 9/14/2022 Commissioner Call moved to approve the minutes of September 14, 2022 as written. Commissioner Winn seconded the motion.
Vote was unanimous.

PRELIMINARY PLAT NORTH POINT SUB-DIVISION Chairman Titensor invited City Engineer Tyrell Simpson to present the preliminary plat for North Point subdivision, located at State Street and 1100 North. Mr. Simpson explained that the subdivision consists of nine (9) lots and the road is already built and seven (7) of the lots are already stubbed out for water and sewer. This subdivision was applied for before the zoning changes in 2021 so it will fall in the transitional zone which allows for smaller lots. He also explained that nine (9) shares of water will be required for secondary water. The subdivision includes a water retention pond which will also serve as green space. Commissioner Carter asked if the green space is accessible for all of the lots. Mr. Madsen explained that it will be accessed from State Street and available to all of the lots. Chairman Titensor asked if the green space will be usable if it is doubling as a retention pond and how it would be landscaped. Mr. Simpson explained that it is only three feet deep and will be usable as green space and will have irrigated sod that will be managed by the homeowner's association. The lots will also have swales in front to catch the water and funnel it to the retention pond.

Commissioner Call moved to approve the preliminary plat for North Point subdivision with the knowledge that nine shares of water will be required before the final plat will be approved. Commissioner Swainston seconded the motion.

Vote went as follows:

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

Vote passed unanimously.

PUBLIC INPUT Chairman Titensor invited City Engineer Tyrell Simpson to update the commissioners on the information that was presented at the recent town hall meeting regarding the recent water study. Mr. Simpson highlighted some

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points from the report, including the issues that the city faces and the recommendations from engineering firm Keller & Associates.

Chairman Titensor invited Mayor Dan Keller to address the commissioners. Mayor Keller stated that the city is going to have some hard decisions regarding growth and the availability of water and the capacity of the wastewater treatment plant.

SUB-DIVISION ORDINANCE: SWALES

Chairman Titensor invited City Engineer Tyrell Simpson to present his draft of the ordinance that will eliminate the option for swales and require curb and gutter with a retention pond. Mr. Simpson explained that updated wording to reflect this change and also changed the required park strip from 7' to 5' and showed the road cross section with these standards set in place. Mr. Simpson also explained that the standards for swales will remain in the code to regulate existing swales. The commissioners agreed that they liked these changes.

SUB-DIVISION ORDINANCE: DESIGN CRITERIA

Mr. Simpson presented the commissioners with an updated draft of proposed changes to the design criteria portion of the subdivision code. These changes reflect the change to curb and gutter and a smaller park strip and also a change in the requirement of block length to be in compliance with existing blocks. The commissioners discussed the issue of half roads and asked Mr. Simpson to change the wording to allow half roads but have some additional parameters depending on the size of a development.

APPROVED BUILDING PERMITS

The following approved building permit was reviewed, there were no comments.

Dillon Bergeson 237 W Oneida 10 plex & 16 plex

CALENDARING

Chairman Titensor stated that they will continue to move forward on the subdivision code and look at the Improvements section of the code at the next meeting.

ADJOURN

Meeting was adjourned at 7:04 P.M. by Chairman Titensor.

Becky Cox

Fred Titensor, Chairman