

CITY OF PRESTON PLANNING AND ZONING MEETING
September 13, 2017

ROLL CALL Roll Call showed the following Board members present: Chairman Linda Hansen, Commissioner Penny Wright, Commissioner Charles Chesney, Commissioner Steve Call, Commissioner Brock Alder, Commissioner Vern Purser

Staff present: Wendy Merrill, Mark Owens

Others: Adrienne Alvey, Kellen Alvey, Mel Ball, Bailey Beckstead, Scott Beckstead, Vance Broadhead, Louis Hampton, Scott Palmer, Cameron Rounds, Bryan Shuman, Shannon Shuman, Paul Smart, Allyson Wadsworth, Berni Winn

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

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 08/23/17 It was moved by Commissioner Penny Wright and seconded Commissioner Charles Chesney to approve the minutes of August 23, 2017. The motion received unanimous approval.

PRELIMINARY PLAT COUNTRYSIDE SUBDIVISION Scott Beckstead presented a preliminary plat for the Countryside Subdivision on 800 South 800 East. City Engineer Mark Owens stated that the preliminary plat meets subdivision requirements regarding water, sewer, and lot sizes. He stated that the developer will address the issues of installing 8” water lines and construction of the half street along 800 South Street, running the entire length of the subdivision. He addressed two issues of concern in regard to Section 16.24.040(F) of the city’s subdivision ordinance, which states that double frontage lots shall be avoided wherever possible, and Section 16.24.040(H), which states that cul-de-sac lots shall provide areas for snow storage, and advised Mr. Beckstead to address these issues. The Board discussed the open space requirements, referencing a letter received from Scott Beckstead stating that the developer would give the city a parcel of land located at approximately 28 South State Street, a parcel roughly 82 feet by 92 feet, in lieu of providing open space in the subdivision. The Board reminded Mr. Beckstead that the ordinance requires open space equal to 10% of the subdivision, and the proposed parcel of land does not meet this requirement. City Engineer Mark Owens advised the Board they would discuss the proposed ordinance amendment addressing the fee in lieu of open space in subdivisions at a later point in the meeting, and should the ordinance fail to pass, Mr. Beckstead would need to comply with the 10% requirement of the area platted for the subdivision to be designated as open space.

After Board discussion, it was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney to recommend the preliminary plat to City Council on the conditions that double frontage lots be avoided wherever possible, that the cul-de-sac lots provide areas for snow storage, and that the open space issue be resolved. The motion received unanimous approval.

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BUILDING PERMIT FRANKLIN COUNTY MEDICAL CENTER City Engineer Mark Owens reported to the Board that the Franklin County Medical Center submitted a building permit for a hospital expansion at 44 North 1st East. He stated the building permit does not address the issues of drainage or parking space. Paul Smart, representing the Franklin County Medical Center, stated he assumed the architects had included these issues in their plans and he would make sure they were incorporated into the drawings. The Board tabled the building permit until the next meeting of the Planning and Zoning Commission.

REPORT OF APPROVED BUILDING PERMITS Chairman Linda Hansen reported on the following approved building permits:

Vern Purser	615 West 1200 South	Addition
Trinity Development	372,374 & 375 South 4 th West	PUD Houses

FEE IN LIEU OF PARK SPACE City Engineer Mark Owens updated the Board on the progress of the proposed ordinance for fees in lieu of park space in subdivisions, stating that City Attorney Tyler Olson had submitted a draft of an amendment to the open space ordinance providing alternative means to satisfy open space by voluntary contribution of land or funds to the city. The amended ordinance would allow the developer the option to satisfy the open space requirement through contribution of land, funds, or a combination of both to the city, subject to a written agreement. Any contribution would be based upon fair market value. The City Engineer would make the final determination of the fair market value, and would be subject to review by the City Council. This would also apply to Planned Unit Developments.

After Board discussion, it was moved by Commissioner Steve Call and seconded by Commissioner Penny Wright to allow the changes to the ordinance and to have City Clerk Linda Acock set this issue for public hearing. The motion received unanimous approval.

ANNEXATION AND WATER LINE SIZE BETSY BUTTARS City Engineer Mark Owens updated the Board on the feasibility of annexing property at approximately 600 West 1200 South for Betsy and Blair Buttars. He stated that as soon as the water model is complete, the issue will be revisited.

ADJOURN Meeting was adjourned at 6:30 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk