

CITY OF PRESTON PLANNING AND ZONING MEETING

February 8, 2017

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

Staff present: Wendy Merrill, Mark Owens

Others: Scott Palmer, Terry Larson

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

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 01/25/17 It was moved by Commissioner Charles Chesney and seconded by Commissioner Steve Call to approve the Planning and Zoning Minutes of January 25, 2017. The motion received unanimous approval.

REPORT OF APPROVED BUILDING PERMIT City Engineer Mark Owens reported on the following approved building permit:

IPEX	640 South Highway 91	Fire Suppression Bldg
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TRANSFER OF WATER RIGHTS UPON ANNEXATION City Engineer Mark Owens updated the Board on the progress of revising Preston Municipal Code 13.72.020, dealing with the transfer of water rights upon Annexation. Specifically Section 4, wherein it states that in lieu of water to the city from the Preston-Whitney Irrigation Company, Cub River Irrigation Company, and/or Preston Riverdale Mink Creek Canal Company by any owner of property, the owner of the property to be annexed may pay to the city the sum of five thousand dollars (\$5,000.00) per lot for each lot developed or to be developed within the annexed area. He suggested the amount should be in the \$2,700 to \$3,000 range per lot for each lot developed or to be developed within the annexed area. After Board discussion, it was agreed the city welcomes future development and annexation, but not at the cost of being unable to provide water to its residents. The Board also discussed revising the subdivision ordinance to read that if the owner of any property within the boundaries of the city applies for a development agreement of any kind which would increase the need for water service by the city, they shall be required to convey additional water rights in an amount sufficient to address the difference between the amount of water rights previously reserved or conveyed to the City at time of annexation and the amount of water rights required sufficient to satisfy and serve the municipal water needs of the anticipated future uses as identified in Chapter 13.72 – Transfer of Water Right, and all water rights previously reserved for use by such property or conveyed as part of annexation to the City shall be considered as a credit towards satisfying the requirements of this section, thereby placing the burden on the applicant to establish the amount and extent of such previously reserved or conveyed water rights. Following the Board's discussion, they directed City Engineer Mark Owens to present the proposed changes to City Attorney Tyler Olson to put in writing, and the Board took this issue under review until the next scheduled Planning and Zoning meeting.

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MASTER STREET/TRANSPORTATION PLAN City Engineer Mark Owens reported that the Committee formed to study and revise the Master Street/Transportation Plan would hold their first meeting next Wednesday, February 15, 2017, at 6:00 P.M., and would schedule future meetings of the Committee at that time.

LAND USE PLAN City Engineer Mark Owens stated that the same Committee would also be reviewing the Land Use Plan at their meeting on February 15, 2017.

ADJOURN Meeting was adjourned at 6:44 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk