

CITY OF PRESTON PLANNING AND ZONING MEETING
March 23, 2016

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

Staff present: Wendy Merrill, Darek Kimball, Tyler Olson

Others: Cody Ralphs, Larry Ralphs, Robert Swainston, Kent Egley, Randy Henrie

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

REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 02/24/16 It was moved by Commissioner Joe Perry and seconded by Commissioner Chuck Chesney to approve the Planning and Zoning Minutes of February 24, 2016. The motion received unanimous approval.

REPORT OF APPROVED BUILDING PERMIT Chairman Linda Hansen reported on the following approved building permit:
Brown's Insurance (Allstate) 9 East Oneida Sign

FINAL PLAT BLUE SAGE PUD 3RD NORTH 3RD EAST Cody Ralphs presented the Final Plat for the Blue Sage Park Planned Unit Development. He expressed concern to the Board about the cost associated with providing a storm water interceptor line along 400 North from State Street to Worm Creek (approximately 600 East), as recommended by JUB Engineers, Inc., in order to solve significant flooding issues in the area of the proposed development.

City Engineer Darek Kimball submitted documentation from a review by JUB Engineers, Inc., for Blue Sage Park Planned Unit Development, in a memorandum dated March 16, 2016, outlining suggested revisions and additions to the Final Plat.

After discussion, it was moved by Commissioner Joe Perry and seconded by Commissioner Chuck Chesney to accept the Final Plat for Blue Sage Park Planned Unit Development, upon review by their engineer and architect, incorporating the suggested revisions and additions to the Final Plat, and to pass the Final Plat for the Blue Sage Park Planned Unit Development to the City Council for approval.

Motion passed by unanimous vote.

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IMPACT AREA MEETING W/ FRANKLIN COUNTY P&Z Robert Swainston, Franklin County Planning & Zoning Commissioner, addressed the Board regarding the proposed Preston Area of Impact Land Use Ordinance. He pointed out the watershed protection area and all of the land within 3,000 feet of Bergquist Springs, specified in Section 3, Number 3, is Forest Service land, not under the jurisdiction of Franklin County, and should be removed. He also stated that Franklin County is not familiar with the City's agreements with the irrigation companies, mentioned in Section 3, Number 4, outlining the wellhead protection area, and that the County would like to see the area lying one Mile North of 800 North Street (1600 North), one mile West of 800 West Street (1600 West), one mile South of 800 South (1600 South), and one mile East of 800 East (1600 East), changed to ½ mile North of 800 North (1400 North), ½ mile West of 800 West (1400 West), ½ mile South of 800 South (1400 South), and ½ mile East of 800 East (1400 East). He further stated the County should maintain jurisdiction and enforce their ordinances in the area of impact, with the City providing review of and provide feedback to the County regarding any issues that arise.

City Attorney Tyler Olson outlined the following three options for who would have jurisdiction in the area of impact; the County would have jurisdiction; the County would adopt the City's ordinances and administer them; or each issue would be individually agreed upon, and under the County's jurisdiction. He urged the Board and the County Planning and Zoning Boards to negotiate the terms and engage in a back and forth dialogue to finalize the Preston Area of Impact Land Use Ordinance.

After discussion, the Board requested that City Attorney Tyler Olson provide them with information to help in the drafting of an acceptable ordinance for both the City and the County, and this issue be placed on the next agenda.

ADJOURN Meeting was adjourned at 7:11 P.M. by Chairman Linda Hansen.

Linda Hansen, Chairman

Linda Acock, Clerk