

# CITY OF PRESTON PLANNING AND ZONING MEETING

April 22, 2015

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

Staff present: City Council Liaison Randy W. Harris, Engineer Darek Kimball, Clerk Linda Acock

Others: Cody Ralphs

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

**REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 03/25/15** It was moved by Commissioner Roger Woolley and seconded by Commissioner Bruce Hodges to approve the Planning and Zoning Minutes of March 25, 2015. The motion received unanimous approval.

**WELCOME NEW BOARD MEMBER** Chairman Linda Hansen welcomed Joe Perry to the Planning and Zoning Board.

**REPORT OF APPROVED BUILDING PERMIT** Engineer Darek Kimball reported on the following approved building permit.  
Eric Radack 563 S 3<sup>rd</sup> E Accessory Building

**VACANT LOT INTENTIONS BOMGAARS 380 E 6<sup>TH</sup> S** Engineer Darek Kimball explained to the Board that he has received e-mail correspondence with the owners of Bomgaars Supply Store, at 380 East 6<sup>th</sup> South, regarding purchasing the lot adjacent to their business, which they intend to pave, and display outdoor items they have for sale. He further explained that he has researched the Preston City codes and has not found anything that would prevent the business from such activity.

The Board discussed the concern of traffic sight distance and clutter around the display area. After discussion, the Board determined that since it is beneficial to Bomgaars business to keep the display lot clean and tidy, that matter would work itself out, and asked Engineer Darek Kimball to notify Bomgaars of the traffic sight distance regulations and advise them they must maintain the sight distance.

**PLANNED UNIT DEVELOPMENT** Per City Council's request, the Board revisited the recommended changes to the Planned Unit Development, specifically matters of negotiating placement of units for land variation, phasing, thirty percent (30%) required green space, and allowed business use within the Planned Unit Development.

# CITY OF PRESTON PLANNING AND ZONING MEETING

April 22, 2015

The Board asked that the wording, allowing for negotiation of the thirty percent green space, be stricken, requiring a non-negotiable minimum of thirty percent green space. The Board would like to keep the wording allowing for concession of the unit clustering, to allow for unit placement for land variation and naturalization. Phasing should be allowed, and the negotiation wording stricken. And, add wording to the ordinance, emphasizing that business use within the Planned Unit Development should be incidental to the Planned Unit Development, and may need to be approved through special use permit.

Engineer Darek Kimball will make modifications to the proposed Planned Unit Development Ordinance, as discussed and recommended by the Board, and present the ordinance and recommendations to City Council.

## COUNCIL LIAISON

Council Liaison Randy W. Harris emphasized importance of training, advised the Board that pertinent meeting information is available to all members on the city's WD Cloud program, and updated the Board on the progress of the City/County Impact Area.

## UPGRADE INDUSTRIAL SUBDIVISION ZONES

Engineer Darek Kimball recommended that the Board look at the I-2 and I-1 allowed uses in the Industrial Zone, and determine if the uses allowed in I-2 could be considered uses in the I-1 zones, by special permit.

## ADJOURN

Meeting was adjourned at 7:33 P.M. by Chairman Linda Hansen.

---

Linda Hansen, Chairman

---

Linda Acock, Clerk