

CITY OF PRESTON PLANNING AND ZONING MEETING
November 5, 2014

ROLL CALL Roll Call showed the following Board members present: Chairman Randy Harris, Commissioner Bruce Hodges, Commissioner Roger Woolley, Commissioner Terry Petterborg, Commissioner Cedar Hodges, Commissioner Delbert Rumsey

Staff present: Clerk Linda Acock, Engineer Darek Kimball, City Planner Bronson Tatton

Others: Cody Ralphs, Joel Palmer, Mandy Palmer, Nathan Palmer, Scott Madsen, Leon Henrichs, Dave Holton, Howard Thomas, Bill Isham, Rex Pitcher, Sid Jensen, Mark Hopkins

Meeting was called to order at 6:00 p.m. by Chairman Randy Harris.

REVIEW AND APPROVAL OF PLANNING AND ZONING MINUTES It was moved by Commissioner Terry Petterborg and seconded by Commissioner Linda Hansen to approve the Planning and Zoning minutes of September 10, 2014. The motion received unanimous approval.

09/10/2014 It was moved by Commissioner Roger Woolley and seconded by Commissioner Delbert Rumsey to approved the Planning and Zoning minutes of September 17, 2014. The motion received unanimous approval.

09/17/2014

09/24/2014

10/22/2014 It was moved by Commissioner Terry Petterborg and second by Commissioner Roger Woolley to approve the Planning and Zoning minutes of September 24, 2014. The motion received unanimous approval.

It was moved by Commissioner Bruce Hodges and seconded by Commissioner Terry Petterborg to approve the Planning and Zoning minutes of October 22, 2014. The motion received unanimous approval.

REPORT OF APPROVED BUILDING PERMIT Engineer Darek Kimball reported on the following approved building building permit:

Preston School District 201 161 E 3rd S Accessory Bldg.

BUILDING PERMIT Engineer Darek Kimball introduced a building permit for a remodel at 655 South 4th East, for Pizza Hut.

655 S 4th E

PIZZA HUT He explained that this is an inside remodel, but because it is commercial, the plans need to be reviewed and approved through the Planning and Zoning Commission.

It was moved by Commissioner Cedar Hodges and seconded by Commissioner Linda Hansen to approve the building permit for an inside remodel, for Pizza Hut, at 655 South 4th East. The motion received unanimous approval.

CITY OF PRESTON PLANNING AND ZONING MEETING

November 5, 2014

- BUILDING PERMIT 640 US HWY 91 NACO** Engineer Darek Kimball introduced a building permit for two accessory buildings at 640 U.S. Hwy 91, for NACO Industries.
- Engineer Darek Kimball recommended that NACO maintain 20' setbacks on the sides of the property that adjoins residential use, although the Industrial Zone does not require said setbacks.
- Commissioner Delbert Rumsey advised the Board that 20' of the NACO property was purchased from the residences, and that it was never rezoned to Industrial, therefore the 20' is still zoned Residential A-1.
- Mark Hopkins, representing NACO Industries, stated that the buildings are 100' x150' with 75' between the two buildings, and that there would be no problem with maintaining at least 20' setbacks.
- It was moved by Commissioner Bruce Hodges and seconded by Commissioner Delbert Rumsey to approve the building permit for NACO Industries for two 100' x 150' "pole barn" style buildings at 640 US Hwy 91, provided that they maintain a minimum 20' yard setbacks. The motion received unanimous approval.
- PRELIMINARY PLAT LAND DEV. / VALLEY WIDE SUBDIVISION** The Board reviewed the comments received from the various agencies with Engineer Darek Kimball.
- After review, it was moved by Commissioner Bruce Hodges and seconded by Commissioner Linda Hansen to accept the preliminary plat and send recommendation to Preston City Council for approval of the preliminary plat for Land Development-Valley Wide. The motion received unanimous approval.
- DISCUSS DRIVE-UP SODA SHACK IN STOKES PARKING LOT EAST ON 2ND S.** Scott Madsen came before the Board to discuss putting a 12'x18' building at the north side of Stokes Grocery Store at 227 South State. His plans are to lease a small space from Stokes, and put a small building on the property for a drive-through soda business.
- The Board briefly discussed this matter with Mr. Madsen, and suggested that he fill out the building permit, have the engineer review the details, and then the Board will make their decision based upon the facts of the building permit.
- IMPROVEMENTS AT 960 N STATE N. PALMER** Nathan Palmer came before the Board to request that the Board recommend to Preston City Council that they waive the improvement requirements for their new house. They are not creating a subdivision and don't feel that they should be required to do the sidewalk, swale, ribbon curb, etc., in front of their entire property.
- Joel Palmer also stated that he felt that requiring them to put a culvert in the ditch that runs in front of the property will cause flooding problems, not prevent them. He, too, asked the Board to recommend to City Council that they waive the improvement requirements for Nathan's new house.

CITY OF PRESTON PLANNING AND ZONING MEETING

November 5, 2014

The Board advised Mr. Nathan Palmer that the Planning and Zoning Board is charged with abiding by Preston City Ordinances, and could not make recommendation to Preston City Council to waive the required improvements along the frontage of the property at 960 North State. No action was taken on this matter.

REVIEW

PLANNED UNIT DEVELOPMENT ORDINANCE CODE 16.34

Engineer Darek Kimball explained to the Board that Preston City Council has asked that the Board review the Planned Unit Development Ordinance, specifically the lot size requirements and the 4th street boundaries.

Councilmember Neal Larson stated that the council would like the Board to research the zoning ordinance, to find if the core area needs to be eliminated, and if the lot size requirement is too large. Mr. Larson presented copies of Planned Unit Development Plats, and Planned Unit Development ordinances from neighboring cities.

After brief discussion, Chairman Randy Harris asked Commissioner Bruce Hodges and Commissioner Terry Petterborg to look at other ordinances and other planned unit developments, and bring ideas and recommendations to the next Planning and Zoning meeting.

NOVEMBER & DECEMBER MEETING SCHEDULE

The Board unanimously agreed to the following Planning and Zoning meeting schedules for November and December, 2014:

Cancel November 12th and 26th meetings, instead holding meetings on November 5th and 19th.

Cancel December 10th and 24th meetings, instead holding meetings on December 3rd and 17th.

ADJOURN

Meeting was adjourned at 7:53 P.M. by Chairman Randy Harris.

Randy Harris, Chairman

Linda Acock, Clerk