

# CITY OF PRESTON PLANNING AND ZONING MEETING

December 14, 2016

**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, Tyler Olson

Others: Mike Hopkins, Jer Barnard, Faye Lynn Owen, Heidi Dicus, Scott Palmer, Del Rumsey, Jim Chavarria, Debbie Chavarria, Brett Naylor, Kevin Graham

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

**REVIEW AND APPROVAL OF PLANNING & ZONING MINUTES 11/09/16** It was moved by Commissioner Steve Call and seconded by Commissioner Joe Perry to approve the Planning and Zoning minutes of November 9, 2016. The motion received unanimous approval.

**REPORT OF APPROVED BUILDING PERMIT** City Engineer Mark Owens reported on the following approved building permit:  
Scott Madsen                      580 Cedar Circle                      House

**ZONE CHANGE NORTH STATE STREET** Scott Palmer approached the Board about rezoning a parcel of property on the east side of North State Street at approximately 600 North. The parcel currently consists of Residential A-1, Residential B and Transitional zones, and he was interested in seeking a rezone of the parcel to Business C-2, and leaving a small section zoned Residential B. After discussion, the Board advised Mr. Palmer to move ahead with his request for rezone, as the parcel is adjacent to both the Business C-2 and Residential B zones and would not detract from the city's comprehensive plan.

**REZONE DECISION AND RECOMMENDATION** It was moved by Commissioner Joe Perry and seconded by Commissioner Steve Call to recommend approval to the City Council of granting the rezone of the west portion of IPEX USA LLC's property to Industrial I-1, and to recommend denial of rezoning the southwest portion. The vote was as follows:

<b>IPEX</b>	Chairman Linda Hansen	Aye
<b>640 SOUTH</b>	Commissioner Bruce Hodges	Aye
<b>HIGHWAY 91</b>	Commissioner Penny Wright	Aye
	Commissioner Charles Chesney	Aye
	Commissioner Joe Perry	Aye
	Commissioner Steve Call	Aye
	Commissioner Brock Alder	Nay

Motion passed by majority vote.

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**FINDINGS & RECOMMENDATION IPEX 640 SOUTH HIGHWAY 91 REZONE**

It was moved by Commissioner Joe Perry and seconded by Commissioner Steve Call to approve the Findings and Recommendation to the City Council to rezone the west portion of IPEX USA LLC's property to Industrial I-1, to deny the rezone of the southwest portion, and to have Chairman Linda Hansen sign the Findings and Recommendation. The vote was as follows:

Chairman Linda Hansen	Aye
Commissioner Bruce Hodges	Aye
Commissioner Penny Wright	Aye
Commissioner Charles Chesney	Aye
Commissioner Joe Perry	Aye
Commissioner Steve Call	Aye
Commissioner Brock Alder	Nay

Motion passed by majority vote.

A copy of the Findings and Recommendation follows minutes.

**TRANSFER OF WATER RIGHTS UPON ANNEXATION**

City Engineer Mark Owens addressed Preston Municipal Code 13.72.020, Paragraph 4, which states that in lieu of transfer of water to the city from any Irrigation or Canal Company by any owner of property, the owner of the property to be annexed will pay the city five thousand dollars per lot for each lot developed or to be developed within the annexed area, and said lot shall be considered to be a maximum size of one-third acre. In particular, he asked the Board to consider revising the requirement that the owner of said property within the annexed area shall pay the above stated amount as a minimum sum, and if a lot is larger than one-third acre, they shall pay such additional amounts as the city deems just and reasonable based upon the five thousand dollar figure, and/or fifteen thousand dollars per acre, to a set amount per lot instead. After discussion, the Board asked City Engineer Mark Owens to provide some cost figures for them to review before they consider making changes to the ordinance.

**SIDEWALK/ MINOR SUBDIVISION ORDINANCE**

At the request of Mayor Mark Beckstead, the Board has reviewed Preston Municipal Code 17.28-065-A, requiring that all improvements such as curb, gutter, swales, sidewalks and roads are to be constructed prior to construction.

It was moved by Commissioner Joe Perry and seconded by Commissioner Steve Call to approve the draft of an Ordinance amending Preston Municipal Code, Section 16.04.020 – purpose; Section 16.04.030 exceptions, deleting exception for one division of original parcel; deleting 16.08.265 – minor subdivision definition; amending Title 16 – subdivisions by adding a new Chapter 16.22 – minor subdivisions providing for applicability to any subdivision of no more than four lots; amending Section 16.28.020 – required improvements, Subsection A, providing when sidewalks, curb and gutter and/or ribbon curb and swale and pavement shall be required, providing for deferral agreements and amending Subsection B, sidewalk, curb and gutter requirements, and to have City Clerk Linda Acock set a public hearing for this ordinance. The motion received unanimous approval.

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**ADJOURN** Meeting was adjourned at 7:40 P.M. by Chairman Linda Hansen.

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Linda Hansen, Chairman

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Linda Acock, Clerk