

# **2003 COMPREHENSIVE PLAN CITY OF PRESTON GOALS AND OBJECTIVES**

(Includes Amendments approved by Resolution #43, dated the 9<sup>th</sup> Day of May, 2005  
& Amendments approved by Resolution #129, dated the 10<sup>th</sup> day of May, 2021 & #134, dated the 9<sup>th</sup>  
day of August, 2021)

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## ELEMENT 1: Population

The population of Preston has been growing at an average annual rate of .93% since the beginning of the 2000's. Since 2010, the average annual growth rate has been .7%. The growth that Preston has experienced in the last two decades is expected to accelerate as population growth on the Utah side of Cache Valley continues to increase pressure on the regional housing market. The demographics of the growing population will dictate the types of services that will need to be created or extended to accommodate this growth.

Preston's average number of persons per household (2.87) is slightly higher than the state average (2.6) and a slightly lower than Franklin County average (2.99). The numbers for Preston and Franklin County are slightly lower than those reported in the 2003 Comprehensive Plan: 3.01 persons/household in Preston and 3.25 persons/household in the county.

The median age is 32.95 in Preston, 32.74 in Franklin County and 36.24 in the state. Previously, these numbers were 31.1, 27.5, and 26.3, respectively. These numbers indicate that overall, the trend is for a more mature population base of those in their working years.

The current percentage of Preston's population over 65 is 16.02%. This is a 1.98% decrease from the 2003 Comprehensive Plan. Contrasting this, the county's current population of 65 and over individuals increased from 13.9% to 14.75% and the states' increased from 12.5% to 16.59% in the same time period.

Preston also has a substantial number of youths in its population: 25.25% of the population is between the ages of 5 and 19 as compared to 26.41% in the county and 21.18% in the state. The numbers are substantially lower than those of the previous comprehensive plan – 29%, 39%, and 32% respectively.

The growing population of Preston highlights the need for housing facilities of all types. There are currently very few rentals available and the average income levels of both current and incoming residents make investment in building new homes somewhat difficult. There is a particular need for multi-unit complexes, from duplexes to medium scale apartment buildings which are affordable to residents. The proper placement of these units is a concern for city officials. Not only will adequate amounts of space need to be found for multi-unit complexes, but extension of utility services or location of areas that already have services will need to be found. The zoning code should direct how these facilities are developed.

General Policy Statement: *Accommodate anticipated growth within the city by being prepared to provide services and housing for current and future residents.*

1. Zone land to accommodate a variety of housing needs, from single family lots to multi-unit buildings.
  - A. Adequate space should be available not only for building, but for parking and all necessary landscaping and outbuildings.
2. Medical facilities should be kept up to date to handle the everyday needs of the large youth and elderly populations. Preston City will work with and support Franklin County Medical Center in relation to this goal.
3. Promote youth activity programs, both through the schools and through community organized recreation programs, to occupy and entertain the large youth population.

## **ELEMENT 2: Land Use**

*General Policy Statement: To provide for safe and sanitary living conditions, promote the quality of life, protect property owner's rights and encourage suitable development patterns in Preston.*

Preston City has a variety of present and anticipated needs for land use. Increasing population growth of areas in the southern end of Cache Valley is anticipated to move into the Preston area in the future. Having the proper infrastructure for roads, water, and sewer will be critical. Our ability to expand will be contingent on the infrastructure's ability to support additional growth.

A well-defined and revised city zoning map is needed to accommodate controlled and well-planned growth. Growth in subdivisions both major and minor needs to be developed in such a way that the current residences do not have to fund the improvements. Being welcoming to development and competitive with other surrounding communities will allow our growth to be controlled, but not excessively governed.

Currently there is limited housing for higher density apartments and town-house structures. A well-designed plan that uses current roads and property will allow the growth to be less taxing on the infrastructure. Lots for future single dwelling residences should be in place to prepare for growth to be less taxing on the infrastructure. Lots for future single dwelling residences should be in place to prepare for growth. Annexing property into the city in the future is not a priority, but may be considered on a case by case basis.

It is anticipated that the current minor subdivision ordinance will allow for some temporary short-term growth. In the future this will need attention as future roads and back-lot developments could be significantly compromised.

Preston has limited commercial, industrial, and downtown business space. Allowing for growth in all of these categories will allow Preston to be less of a bed-room community and more supported by business' in town.

There is limited agriculture directly in Preston city limits. Protecting the existing agriculture enterprises is of importance. In sections of the city that border the county there is a need to support animal rights and open spaces.

### **ELEMENT 3: Transportation**

The people of Preston envision a sustainable economy based on Services, Industry, and Tourism. The city should seek to develop its business capacity to offer a full range of goods and services, not only to city residents, but to the county and other underserved outlying areas. This will help to reduce the outflow of dollars to larger urban centers.

- A. Business Parking:** The City should evaluate the existing off-street parking requirements and the need for parking areas. This would help encourage the intensive use of space in the existing business district by fulfilling the off-street parking requirements needs of all enterprises. The city should seek to implement public parking in the downtown area to encourage new businesses to utilize otherwise unusable buildings.
- B. Special Parking:** The City should evaluate the need and establish special parking spaces for: handicap, elderly, truck loading zones, overnight commercial truck and recreation vehicle parking.
- C. Architectural Review:** The City should establish a committee to review the architectural elements of a development to assure that the new commercial development creates a streetscape dominated by buildings and landscaping, rather than asphalt, automobiles and signs.
- D. Access Management:** In order to reduce congestion due to mid-block turning movements the City should establish Vehicular Access Management Guidelines for the placement of driveways in business and commercial districts.

### **Policy 4 – Entrance Corridors Goals**

Promote and encourage aesthetically pleasing approaches to the City.

- A. Create Landmarks:** Along major access routes create “gateway” structures to give a sense of arrival and for orientation.

### **Policy 5 – Transportation Financing**

Consider all available options to fund basic street improvements and maintenance projects.

- A. Capital Improvement Plan (CIP):** The City should develop a CIP for all street improvement projects anticipated within five years. This plan should be updated yearly, and show all potential funding sources.

**B. Street Improvement Grants:** There are grants that come out each year that provide opportunities for Preston to improve streets and sidewalks. The City should seek Federal-Aid and other grants to improve arterial and collector streets.

**C. Prioritize Planned Improvements:** The City should prioritize the planned improvements in the CIP beginning with the following:

- a. Rebuilding South 4<sup>th</sup> West Street
- b. Rebuilding East Oneida Street
- c. Rebuilding South 2<sup>nd</sup> West Street
- d. Paving all gravel streets
- e. Pave all streets that are not fully paved. (streets with sections of gravel or grass)
- f. Redesigning the intersections of U.S. 91 and 4<sup>th</sup> East and 8<sup>th</sup> South
- g. Install the missing segments of curb and gutter at various locations

### **Policy 6 – Airport Area**

The nearest public airport is located on the outskirts of Preston. It is open to the public for use. The City will continue to support the Airport for height restriction safety zoning and access management.

### **Policy 7 – Public Transportation**

The City should encourage and support public transportation and opportunities to provide these services both to the general public as well as senior citizens.

The Cache Valley Transit District provide services during peak hours with morning pickups at 5:55 p.m. and 6:55 a.m. and afternoon departures from Preston at 5:35 p.m. and 6:35 p.m. CVTD travels all over Cache Valley providing free transportation opportunities in Preston.

Pocatello Regional Transit provides public transportation services throughout the City of Preston and Franklin County for a small donation to senior citizens and the general public. Hours of service are between 8:00 a.m. and 5:00 p.m.

School District #201 offers residents of Preston, and the surrounding area, bus service for children in the school system from kindergarten through grade twelve.

### **Policy 8 – School Safety**

The City plans to review the streets and sidewalks near the school facilities and make any improvements necessary to create a safe environment for the community. The City will

coordinate with the school district in planning school facilities and transportation routes for transporting students and making street improvements.

**Policy 9 – Environmental Impacts**

The City will use the Element 6 – Natural Resources and Element 10 – Hazardous Areas components of the Comprehensive Plan as a basis for evaluating the environmental impacts of transportation improvements.

**Policy 10 – Multi-jurisdictional Planning**

The City has and will continue to work with County officials to keep them aware and involved in its transportation planning efforts through their City Area of Impact ordinances, public notices, joint planning meetings and solicitation of comments.

## **ELEMENT 4: Community Design and Special Sites**

### **ELEMENT 4: Community Design and Special Sites**

The City Council and the Planning and Zoning Commission has expressed that the livability of Preston is based on its rural atmosphere, its sense of community, and its diverse business core. In order to preserve this fabric of the community, the community needs to be aesthetically pleasing, with a downtown business area providing necessary services, and have a density pattern which becomes more rural at its boundaries.

While Preston recognizes that it is considered part of the Cache Valley Metropolitan Region, the City has no desire to be a regional community.

**General Policy Statement: Downtown** - The area commonly referred to as downtown business should be aesthetically pleasing, well laid out and not detract from the natural characteristics within and surrounding Preston.

1. The downtown business area should offer the following types of stores:
  - a. general retail stores
  - b. offices
  - c. financial institutions
  - d. restaurants
  - e. service facilities
  - f. tourist-serving facilities
  - g. governmental facilities
2. The downtown business area shall be a continuously connected zone.
3. Strengthen the general retail area:
  - a. Preserve the downtown business area by encouraging small stores with a trade area focus for local daily goods and services, with anchor tenants such as Supermarkets, Drug Stores, etc., Secondary tenants such as apparel, banks, cleaners, fast food, gas stations, restaurants, real estate, personal grooming, and retail.
  - b. Recognize and create an environment to preserve historical buildings and places.
  - c. Recognize and create an environment to preserve existing parking. Parking lots converted to retail space must be replaced, i.e., parking structures.
  - d. Create a park-like atmosphere in the downtown business area with flower boxes and tree planting.
  - e. Encourage a compatible pedestrian oriented design theme in the downtown business area.

- f. Provide signage that identifies the site of historical significance, enhances navigation, and highlights amenities.

**General Policy Statement: Shopping Centers** – In general, retail development in Preston should occur in discrete shopping centers. This Comprehensive Plan uses the following definition of a shopping center:

“...a group of architecturally unified commercial establishments, that provides onsite parking in definite relationship to the types and total size of the stores...”

**General Policy Statement: Planned Neighborhoods** that are aesthetically pleasing and well laid out and that do not detract from the natural characteristics within and surrounding Preston.

1. The desire to create a visually appealing city, both in its layout and in aesthetics such as trees, flowers and general landscaping.
  - a. Require green space for the residents of subdivisions.
  - b. Create additional central parks, including green belt areas along natural drainage areas.
  - c. Provide diverse recreational facilities within the central parks.
2. Establish zoning that creates density levels that:
  - a. Do not overwhelm neighborhoods with multi-family dwellings, but allows for an evenly distributed mix of multi-family, Planned Unit Development (PUD), and single family dwellings outside of the commercial and industrial areas.
  - b. Becomes more rural towards the City’s boundaries.

## **ELEMENT 5: Economic Development**

Preston is the largest city in Franklin County. Much of the economic activity for the entire Franklin County community revolves around Preston as a hub of commerce.

Major industries that contribute to Preston's economy include education, healthcare, retail, manufacturing, and construction. Agriculture has historically played a large role in the local economy and continues to do so, especially in the county. However, agriculture within Preston city limits is on the decline. The largest employers in Preston are Franklin County Medical Center, Preston School District #201, Trails West Trailers, Franklin County, IPEX, and JNS Senior Living. (2019 Data)

Due to Preston's proximity to larger job markets in Utah, a large contingent of people who live in Preston work in Utah. This results in a large daily outmigration of workers. As a result of this large daily outflux of people to larger communities that proved a wider variety of goods and services, many merchants in Preston have a difficult time earning the income necessary for maintenance of a business.

The key to making the city economy more viable will be diversification. Revitalizing the downtown and growing the local industrial sector will play a large part in attracting residents, visitors and new businesses to the area.

As internet connectivity has increased, Preston has also seen an increase in the number of residents working remotely. The city should continue to partner with internet service providers to extend high speed internet to as many neighborhoods as possible.

Households in Preston earn a median yearly income of \$48,057. 25.88% of the households earn more than the national average (\$65,712) each year. Household expenditures average \$49,119 per year. Households in Franklin County earn a median yearly income of \$56,382. 31.01% of the households earn more than the national average each year. Household expenditures average \$52,502 per year. (2019 Data)

*General Policy Statement: Encourage the influx and development of industrial and private businesses. Such development will provide employment opportunities, bring money into the community, and supply necessary goods and services.*

1. Promote continued beautification of the downtown area.
2. Encourage promotion of tourism in and around Preston.
3. Encourage the growth, development, and expansion of local businesses.

## **ELEMENT 6: Natural Resources**

Water has become a much-discussed issue of late in Preston. The city should seek to develop a second source of municipal water to provide for future growth and as an emergency source. This could include harnessing shares of water the city owns through various water companies in Franklin County.

General Policy Statement: *Provide residents with an amount of resource in keeping with what the city has to offer, at a price which coincides with availability.*

1. Continue to study water availability in Preston.
  - A. Determine what percentage of water can be leased to agricultural interests near the city limits.
  - B. Ensure availability for all residents and future residents of the community.
2. The city should seek to expand the availability of secondary (irrigation) water throughout the city to preserve the potable municipal supply.
3. As new areas are developed, the city should consider the availability of water, the impact the development will have, and the adequacy of infrastructure before such developments are approved.

## **ELEMENT 7: Public Services, Facilities and Utilities**

Preston City is currently working with Keller Associates to obtain a grant for a water facility plan. Within the next year a water facility plan will be conducted to provide important information concerning Preston's water system and potential projects to improve the system in the near future.

Preston City is working with Keller Associates and finished the wastewater facility plan in April 2020. Keller Associates are currently working on the design of a new wastewater facility plant to be located north east of the existing plant. The new plant will be up and running by spring of 2025, per DEQ and EPA requirements. Several wastewater collection pipelines throughout the City will also be upgraded around the same time period the new plant is being constructed.

Preston Police Services include 8 full time police officers, 1 reserve officer, 1 part time code enforcement/animal control officer. The Franklin County Fire Protection District has 1 fire station in Dayton, Idaho. There are 2 brush trucks and 1 structure engine located in Dayton. Preston's fire station has 1 structure engine, 2 pumper tender engines, 2 rescue truces, and 3 brush trucks. There is 1 full time employee and 28 paid on call firemen within the district.

Franklin County Landfill will be in a new location within 15 years. Franklin County is working with DEQ on options for a new landfill. There are 6 full time employees and 2-3 part time employees.

Larsen Sant Library serves Preston City and outside areas with approximately 65,000 books, E-books, and various online educational databases, and tutorials to checkout and offers 379 programs to patrons of all ages per year.

Franklin County Medical Center has plans to build a new medical office building next to the hospital. The medical center has also recently expanded the hospital providing updated services, new doctors, 3 new emergency rooms, and a surgical center.

The City will explore option of impact fees and other means of revenue to offset growth that could take our current infrastructure to capacity.

*General Policy Statement: Provide city utility services and protection services which maintain equality among Preston residents and provide a margin of health and safety.*

## ELEMENT 8: Recreation

There is a successful recreation program in Preston that is utilized and well supported by community members. Please see the table below for participation numbers for the last three years.

Recreation Registrations By Year				
	Basketball	Baseball	T-Ball/Softball	Soccer
2018	247	196	189	375
2019	302	200	196	365
2020	289	184	119	363

Until 2020, the most popular program was baseball/T-ball/softball. During the 2020 year, soccer participation surpassed all other programs. It has been suggested that a multi-athletic sports complex be built. Recently, the City was able to acquire Craner Field. This will allow for additional space for both the soccer and baseball programs. The basketball program relies exclusively on the school system's gymnasiums. The City should explore its options to develop an indoor recreation center that could be utilized during the winter months for basketball, volleyball, pickleball, et cetera.

Many Preston residents also take advantage of the many federally managed recreation sites in the county like the Caribou and Cache National Forests. Opportunities on these lands include camping, fishing, hiking, swimming, snowmobiling, skiing and hunting.

For many years, the City has recognized the need for a walking path. Options to implement a City-wide walking path/trail system should be explored.

Recently, vandalism of City property, including recreation facilities has become an issue. The City should seek to implement a surveillance system to protect assets and identify those responsible.

General Policy Statement: *Continue to involve community members in participating and supporting the community recreation program.*

1. Expand programs to include more after school activities, providing local children with an energy outlet in the afternoon hours.
  - A. Programs should include both athletic and educational activities.
2. Continue to seek additional park lands within the city.
  - A. Private donation should be investigated.
  - B. Extend utilities to newly developed parks (especially water).

3. County road crews should work with local federal agencies, like the Forest Service and Bureau of Land Management, in maintaining roadways to the many federally owned recreation sites in the county that many Preston residents utilize.

## **ELEMENT 9: Schools, Facilities and Transportation**

General Policy Statement: *Provide learning environments for children conducive to their learning and safe means of getting to these centers of learning.*

Preston School District 201 represents all of Preston City. Presently we only have one public school and no charter or private schools.

Preston School District continues to see 2-3% student population growth per year. Preston school district has historically been able to service its building program through plant facility levies. They have not had a bond in over a decade. They are one of the most financially sound districts in the state of Idaho.

As the district prepares for growth they recognize the difficult position of proper building footprints. Presently the elementary school is one of the largest in the state. The K-5 are all co-housed on the same property. The district is aware that future growth will likely not happen on that campus and will need to be in another part of Preston City or another community in the county. It is anticipated that Preston City and Preston School District would be well served to not have increased school traffic on 4<sup>th</sup> East.

The middle school has sufficient growth space for the next several years. A possible solution to middle school growth would be a 6<sup>th</sup> grade center or another separate facility in the Preston area. Ideally, this would be located away from current buildings to avoid traffic congestion.

The High School has had several major improvements and the center of town campus should serve the community for many years. Parking for students and staff continues to be a challenge for the school and the city. The school recently acquired additional properties around the high school campus that could alleviate some of the parking constraints.

The Preston School district has co-housed in the district a charter school that is dedicated to professional-technical programs. This has allowed students to thrive in automotive, agriculture, health care, and other industries.

Preston school district also has strategic partnerships with many area universities that allow students to obtain a significant portion of a bachelor's degree while they are in high school.

The community sidewalk fund has been a good step toward providing better walking routes for students to get to school. More still needs to be done in this area.

Franklin County High school continues to provide an alternative path for students to receive a diploma.

**ELEMENT 10: Hazardous Areas**

Currently, there are no known areas of concern within the City.

General Policy Statement: *Eliminate any hazardous areas within the City of Preston to ensure the safety of residents.*

## **ELEMENT 11: Housing**

Available housing in Preston is minimal, especially **affordable housing** for low to moderate income families. The primary concern expressed by residents and city officials is finding adequate space for multi-unit housing within the city limits, where it will be unobtrusive to current residents.

*General Policy Statement: Provide safe, sanitary, energy-efficient housing types so all residents can choose housing which coincides with their budgets and individual needs.*

1. Ensure that an adequate supply of appropriately zoned land is available for residential development.
2. Continue to follow current zoning ordinances, established by city planning boards, for the establishment of manufactured housing.
3. Encourage the development of multi-unit housing and PUD development to current residential areas where there are adequate plots of land to accommodate necessary facilities, but central enough to essential services that transportation is not necessary.
  - A. Including parking space that will accommodate all residents and visitors.
  - B. Including sidewalks in development of the complexes that connect to existing sidewalks in residential areas, providing safe access for pedestrians to schools and shopping.
  - C. Including safe play areas for young residents that are properly distanced from heavy traffic areas.

## **ELEMENT 12: Private Property Rights**

Protection of individual property rights is extremely important to Preston residents. Affirmative answers to any of the following questions may indicate a violation of private property rights. The City of Preston will need to seek legal counsel on these items.

General Policy Statement: *To promote and encourage quality development that protects and respects private property rights.*

1. Evaluate new ordinance proposals and development reviews subsequent to the adoption of this plan to ensure that land use policies, restrictions, conditions and fees do not violate private property rights. In accordance with the attorney general's checklist criteria, the City of Preston will ask the following questions prior to any land use action within the law.
  - A. Does the regulation or action result in the permanent or temporary physical occupation of the property?
  - B. Does the regulation or action require a property owner to dedicate a portion of property or grant an easement?
  - C. Does the regulation deprive the owner of all economically viable uses of the property?
  - D. Does the regulation have a significant impact on the landowner's economic interest?
  - E. Does the regulation deny a fundamental attribute of ownership?
  - F. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

### **ELEMENT 13: Public Airport Facilities**

The Preston Airport is located just outside the City's northwest boundary. Preston City and Franklin County are joint sponsors of the airport and have representation on the airport board of directors. The airport is primarily utilized for smaller airplanes and agricultural use. Currently, the airport is undergoing a major safety upgrade.

A major challenge that the airport faces is the length of its runway. On one side, the runway length is limited by a steep drop off into the Bear River; on the other side, Highway 91 limits further expansion. This limits the size of aircraft that can land.

General Policy Statement: *Work with the airport board to ensure that the airport remains viable as the community grows.*

#### **ELEMENT 14: Agriculture**

Historically, Preston has been an agricultural community. While much of the surrounding county still depends heavily on agriculture, agriculture within city limits is on the decline.

The City should recognize the importance of agriculture to the local economy. Various support businesses located within city limits serve the outlying areas and provide jobs for residents. This industry is indispensable.

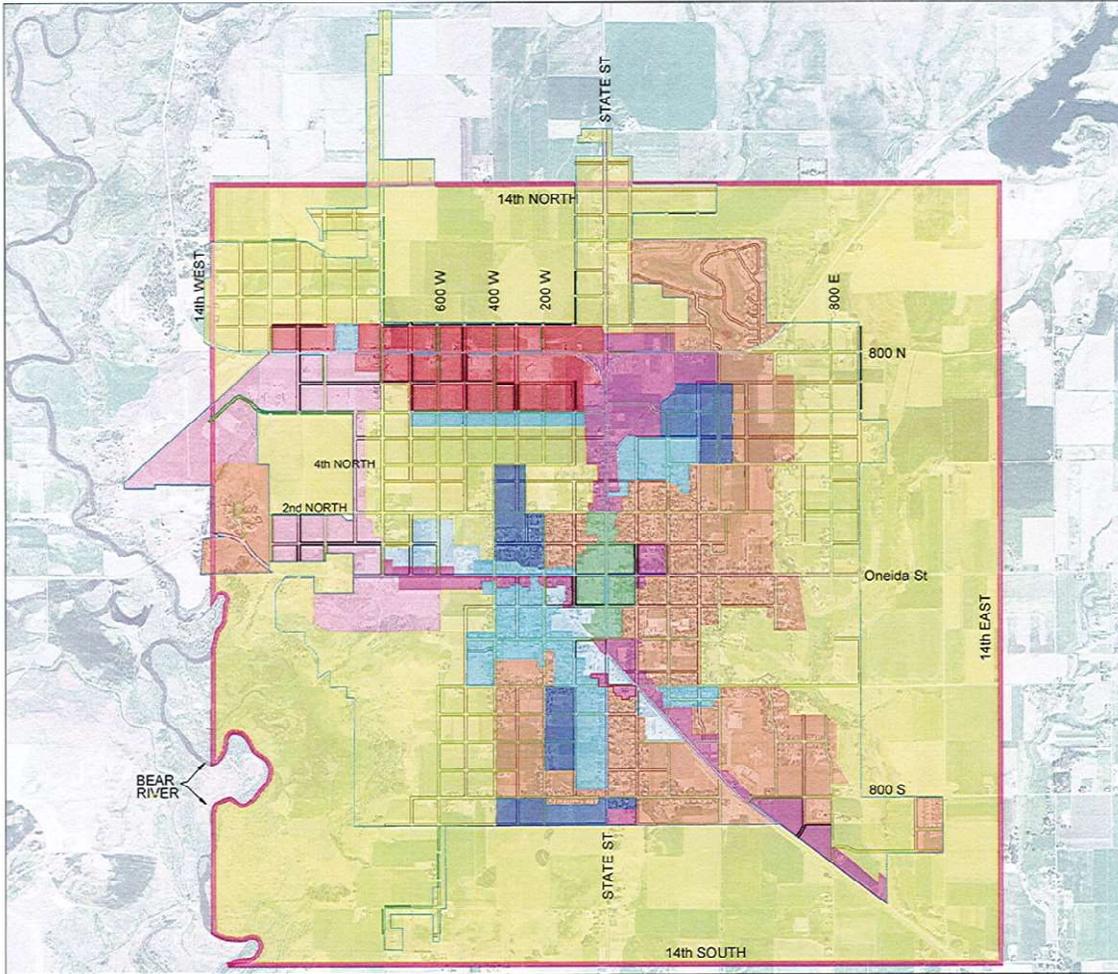
General Policy Statement: *Seek ways to support agriculture and preserve it as it is an integral part of Preston's unique identity.*

**ELEMENT 15: National Interest Electric Transmission Corridors**

The City of Preston does not have any National Interest Electric Transmission Corridors. This section will serve as a placeholder until the City is notified of such infrastructure being developed.

**ELEMENT 16: Implementation**

The Planning and Zoning Commission will review this Comprehensive Plan annually and update it as necessary. The Commission will communicate with the Preston City Council to develop ordinances and policies to implement this plan and achieve other strategic goals that may be identified.



**CITY OF PRESTON  
PROPOSED  
LAND USE MAP  
2021**

- RESIDENTIAL A-1
- RESIDENTIAL A-2
- RESIDENTIAL A-3
- RESIDENTIAL B
- DOWNTOWN
- GENERAL COMMERCIAL
- HEAVY COMM / LIGHT INDUSTRY
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL



Appendix A. Statistical Data.

<b>Population By Age</b>								
<b>Preston</b>			<b>Franklin County</b>			<b>Idaho</b>		
Age	Total	Percentage	Age	Total	Percentage	Age	Total	Percentage
0 to 4	417	7.42%	0 to 4	1,019	7.34%	0 to 4	116,086	6.50%
5 to 9	451	8.03%	5 to 9	1,134	8.16%	5 to 9	122,845	6.87%
10 to 19	967	17.22%	10 to 19	2,535	18.25%	10 to 19	255,751	14.31%
20 to 29	735	13.09%	20 to 29	1,725	12.42%	20 to 29	240,175	13.44%
30 to 39	634	11.29%	30 to 39	1,536		30 to 39	231,385	12.95%
40 to 49	639	11.38%	40 to 49	1,647	11.86%	40 to 49	210,350	11.77%
50 to 59	554	9.86%	50 to 59	1,477	10.63%	50 to 59	206,229	11.54%
60 to 64	320	5.70%	60 to 64	768	5.53%	60 to 64	107,647	6.02%
65+	900	16.02%	65+	2,049	14.75%	65+	296,483	16.59%
Total Pop. 5,617			Total Pop. 13,890			Total Pop. 1,786,951		
<b>Population By Sex</b>								
<b>Preston</b>			<b>Franklin County</b>			<b>Idaho</b>		
Male	2,794	49.74%	Male	7,098	51.10%	Male	894,972	50.08%
Female	2,823	50.26%	Female	6,792	48.90%	Female	891,979	49.92%
Total	5,617		Total	13,890		Total	1,786,951	
<b>Household Size By Number</b>								
<b>Preston</b>			<b>Franklin County</b>			<b>Idaho</b>		
1 Person	437	22.30%	1 Person	925	19.93%	1 Person		25.96%
2 Person	699	35.66%	2 Person	1,634	35.20%	2 Person	252,638	36.72%
3 Person	262	13.37%	3 Person	644	13.87%	3 Person	98,790	14.36%
4 Person	246	12.55%	4 Person	608	13.10%	4 Person	85,975	12.50%
5 Person	197	10.05%	5 Person	501	10.79%	5 Person	47,658	6.93%
6+ Person	119	6.07%	6+ Person	330	7.11%	6+ Person	24,395	3.55%
Total Households	1,960		Total Households	4,642		Total Households	688,053	
<b>Total Households and Average Household Size</b>								
<b>Preston</b>			<b>Franklin County</b>			<b>Idaho</b>		
Households	1,960		Households	4,642		Households	688,053	
Families	1,486		Families	3,653		Families	468,551	
Average Household	2.87		Average Household	2.99		Average Household	2.60	

Income						
Preston		Franklin County			Idaho	
Median Household Income	\$ 48,057.00	Median Household Income	\$ 56,382.00	Median Household Income	\$ 51,052.00	
Median Household Expenditure	\$ 49,119.00	Median Household Expenditure	\$ 52,502.00	Median Household Expenditure	\$ 54,200.00	
Average Household Income	\$ 68,377.00	Average Household Income	\$ 72,821.00	Average Household Income	\$ 74,134.21	

Dwellings								
Preston			Franklin County			Idaho		
Total Dwellings	2,062	100.00%	Total Dwellings	4,950	100.00	Total Dwellings	750,643	100.00%
Total Occupied Dwellings	1,960	95.05%	Total Occupied Dwellings	4,642	93.78	Total Occupied Dwellings	688,053	91.66%
Total Unoccupied Dwellings	102	4.95%	Total Unoccupied Dwellings	308	6.22	Total Unoccupied Dwellings	62,590	8.34%
Housing: Owner Occupied	1,486	75.82%	Housing: Owner Occupied	3,714	80.01	Housing: Owner Occupied	482,307	70.10%
Housing: Renter Occupied	474	24.18%	Housing: Renter Occupied	928	19.99	Housing: Renter Occupied	205,746	29.90%

Population 2000 - 2010											
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Preston Population	4,682	4,724	4,783	4,774	4,840	4,870	4,886	4,934	5,067	5,110	5,254
Year-Over-Year Growth	-	42	59	-9	66	30	16	48	133	43	144
Cumulative Growth	-	42	101	92	158	188	204	252	385	428	572
Year-Over-Year Percentage Growth	-	0.90%	1.25%	-0.19%	1.38%	0.62%	0.33%	0.98%	2.70%	0.85%	2.82%
Cumulative Percentage Growth	-	0.90%	2.15%	1.96%	3.34%	3.96%	4.29%	5.27%	7.97%	8.82%	11.63%

<b>Population 2011-2020</b>										
Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Preston Population	5,188	5,301	5,373	5,376	5,311	5,199	5,507	5,405	5,403	5,617
Year-Over-Year Growth	-66	113	72	3	-65	-112	308	-102	-2	214
Cumulative Growth	506	619	691	694	629	517	825	723	721	935
Year-Over-Year Percentage Growth	-1.26%	2.18%	1.36%	0.06	-1.21%	-2.11%	5.92%	-1.85%	-0.04%	3.96%
Cumulative Percentage Growth	10.38%	12.56%	13.91%	13.97%	12.76%	10.65%	16.58%	14.72%	14.69%	18.65%

Average Annual Growth in Persons	46.55
Average Annual Growth Percentage 2000 - 2020	0.93%
Average Annual Growth Percentage 2011 - 2020	0.70%

(All data based on 2020 information)