

**CITY OF PRESTON PLANNING AND ZONING MEETING**  
June 10, 2020

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**ROLL CALL** Roll Call showed the following Board members present: Chairman Penny Wright, Commissioner Steve Call, Commissioner Fred Titensor, Commissioner Adrienne Alvey, Commissioner J. David Cole, Commissioner Berni Winn, Commissioner Jeff Pope

Staff present: Tyrell Simpson, Shawn Oliverson, Lyle Fuller, Becky Cox

Others: Dan Keller, Brent Dodge, Michael Jewell, Cody Ralphs, Zack Corbridge

Meeting was called to order at 6:00 P.M. by Chairman Penny Wright.

**REVIEW & APPROVE P&Z MINUTES 5/27/2020** It was moved by Commissioner David Cole and seconded by Commissioner Bernie Winn to approve the Planning and Zoning Minutes of May 27, 2020 as written.

**AMEND AGENDA** Chairman Penny Wright explained that it had come to her attention that afternoon that in order to proceed with a scheduled public hearing on the comprehensive plan they needed to add an action item to discuss the comprehensive plan to the agenda. It was moved by Commissioner Titensor and seconded by Commissioner Call that the comprehensive plan be added to the agenda.

Vote went as follows:

Commissioner Wright -	aye
Commissioner Call -	aye
Commissioner Pope -	aye
Commissioner Alvey -	aye
Commissioner Titensor -	aye
Commissioner Cole -	aye
Commissioner Winn -	aye

The motion passed.

**BLUE SAGE PARK PUD** Tyrell Simpson, city engineer, reported that Cody Ralphs is seeking approval of the final development plan for phase 2 of Blue Sage Park PUD. Phase 1 is almost completed and he would like to move on to phase 2. Simpson also reported that Ralphs has removed 3<sup>rd</sup> N. from the original preliminary plat, but this change does not affect phase 2 and will be addressed before phase 3 and 4 are started. Ralphs has signed a development agreement with the city and the water shares have been turned over from Ralphs to the HOA. Simpson recommended that the commissioners approve the phase 2 preliminary plat to send to city council for approval.

It was moved by Commissioner Winn to approve the preliminary plat for phase 2 of Blue Sage Park PUD and send it to city council for approval. The motion was seconded by Commissioner Titensor.

Vote went as follows:

Commissioner Wright -	aye
Commissioner Call -	aye
Commissioner Pope -	aye
Commissioner Alvey -	aye
Commissioner Titensor -	aye

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Commissioner Cole - aye  
Commissioner Winn - aye

The motion passed.

**THE  
HOMESTEAD  
AT COUNTRY  
HAVEN  
PUD**

Michael Jewel presented the commissioners with three different options for building layouts and units per building as a pre-application step for getting approval for the PUD. The new design of each unit reduced the square footage to allow for more units to be added, which Jewel stated would make the project more financially practical. The design preferred by the builders included four buildings with six units each, which would require a variance as the city code only allows for buildings with four units. He also presented two designs with four and five buildings with four units each.

The commissioners discussed the pros and cons of each design, including parking space, public space and population density of the property. Jewel stated that they are trying to utilize the property to its best purpose to fill a need in the community and they are not just looking to maximize profit but create a PUD that would provide value to the community. He also explained that the units would be a mix of owned and rented units. Commissioner Titensor stated that Jewel could apply for a variance and see where that goes. Commissioner Call stated that he felt that 24 units was going to be too saturated. Commissioner Wright encouraged Jewel to proceed with the plan that included five buildings with four units each.

**DISCUSS  
COMPRE-  
HENSIVE  
PLAN**

The commissioners discussed two final changes to the comprehensive plan before taking it to a public hearing. In Element 2: Land Use, they discussed changing the wording to state that annexation would be looked at on a case by case basis. This change in wording leaves the options open while not completely discouraging annexing.

The change in wording in 17.28.065 was also discussed to not require a property owner to dedicate roads that would split their property into two or more parcels. The commissioners discussed the difference between an easement and dedication and the pros and cons of each. It was agreed that the new wording would protect the roads that are mapped out on the major street plan while solving the problem of splitting a property into parcels when it is not the owner's intention to have more than one parcel.

Chairman Penny Wright called for a motion.

It was moved by Commissioner Call that they instruct the city clerk to set a public hearing on July 8<sup>th</sup> at 6:05 pm to amend Title 16.24.045 Flat lots; to amend Title 17 Zoning in its entirety; to amend the Zoning Map; and to amend the Comprehensive plan Element 2: Land Use.

The motion was seconded by Commissioner Titensor.

Vote went as follows:

Commissioner Wright -	aye
Commissioner Call -	aye
Commissioner Pope -	aye
Commissioner Alvey -	aye
Commissioner Titensor -	aye
Commissioner Cole -	aye
Commissioner Winn -	aye

The motion passed.

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**ADJOURN** Meeting was adjourned at 7:00 P.M. by Chairman Penny Wright.

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Becky Cox

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Penny Wright, Chairman