

CITY OF PRESTON PLANNING AND ZONING MEETING
July 14, 2021

ATTENDANCE The following Board members were present: Chairman Fred Titensor, Commissioner Adrienne Alvey, Commissioner Dave Cole, Commissioner Justin Carter, Commissioner Penny Wright, Commissioner Berni Winn

Staff present: Shawn Oliverson, Tyrell Simpson, Preston Rutter, Becky Cox, Dan McCammon

Others: Dan Keller, Michael Jewell, Cody Ralphs

Meeting was called to order at 6:00 P.M. by Chairman Fred Titensor.

**REVIEW &
APPROVAL
P&Z MINUTES
06/23/2021**

It was moved by Commissioner Berni Winn and seconded by Commissioner Adrienne Alvey to approve the Planning and Zoning Minutes of June 23, 2021, as written. The vote was as follows:

Chairman Titensor	<u>Aye</u>
Commissioner Alvey	<u>Aye</u>
Commissioner Cole	<u>Aye</u>
Commissioner Winn	<u>Aye</u>
Commissioner Carter	<u>Aye</u>
Commissioner Wright	<u>Absent</u>

Motion passed by majority vote.

Commissioner Wright arrived at 6:05.

**HOMESTEADS
AT COUNTRY
HAVEN
REVISED
FINAL PLAT**

Michael Jewell presented the commissioners with the revised final plat for the Homesteads at Country Haven development on 1st North. He explained that there was a miscommunication between the design of the plat and the builder and the stairwells were one foot wider than was platted for. This makes the buildings four feet wider than was on the original plat. He stated that they still meet the open space and parking requirements.

Chairman Titensor noted that all of the requirements are met by the revised final plat. Commissioner Cole stated that this was not a significant change.

Commissioner Alvey made a motion to recommend to city council to approve the revised final plat for Homesteads at Country Haven. Commissioner Winn seconded the motion.

Vote was unanimous.

**BLUE SAGE
PARK
PUD
PHASE 3
FINAL PLAT**

Cody Ralphs presented the final plat for Blue Sage Park PUD Phase 3. He said that the final plat is the same as the preliminary plat, they have not made any changes.

Commissioner Winn asked Mr. Ralphs if all of the lots have been sold. He stated that they have not.

CITY OF PRESTON PLANNING AND ZONING MEETING
July 14, 2021

Chairman Titensor asked City Engineer Tyrell Simpson if he had any comments. Mr. Simpson stated that the HOA has already been created with the first two phases, the open space is already there and the water shares have already been turned over to the HOA. The development agreement is ready for city council to review.

Chairman Titensor asked how the water shares are divided up between the phases. Mr. Simpson stated that five are required for phase three and five more will be required for phase four.

Commissioner Cole said that the plans are straight forward and the same as the previous phases.

Commissioner Cole made a motion to recommend to city council to approve the final plat for Blue Sage Park PUD Phase 3. Commissioner Winn seconded the motion.

Vote was unanimous.

**DISCUSSION
ON CITY
PARKING
PLAN**

Chairman Titensor explained to the commissioners that they have been asked to review the buyout option for downtown business parking. City Economic Development Planner Shawn Oliverson stated that they do not want to redo the ordinance but need to address the administrative issues of setting fees and possibly providing alternatives to paying the buyout fee outright. The commissioners discussed the possibilities of a bond and how that would function for the business owner and the city. They discussed a letter of credit option and how the city would use funds to provide more parking. They discussed possible locations for additional parking downtown and locations that may come available in the future.

Commissioner Cole made a motion to recommend to city council a resolution to approve a bond or letter of credit for payment for the downtown parking buyout. Commissioner Wright seconded the motion.

Vote was unanimous.

**REVIEW OF
PLANNED
UNIT
DEVELOPMENT
ORDINANCE**

The Board reviewed Municipal Code 16.34, pertaining to Planned Unit Developments. They discussed the minimum acreage for a development, the maximum number of units allowed and whether or not an expansion to a PUD should be allowed once it was complete. The Commissioners discussed adding a definitions section to the PUD section of the ordinance to clarify specific definitions that pertain to PUD's.

**REPORT OF
APPROVED
BUILDING
PERMITS**

Chairman Fred Titensor reported the following approved building permits:

Jer Barnard	1101 North 8 th W	Swimming Pool
Colleen Jensen	620 East Oneida	Addition
Adam McKenzie	130 North State	Commercial Building
Carlos Martinez	746 S 7 th E	House
Tony Crockett	570 Eagle Dr.	House
Clint Matthews	1110 N 3 rd E	House

CITY OF PRESTON PLANNING AND ZONING MEETING
July 14, 2021

**PUBLIC
INPUT**

There were no comments.

CALENDARING

Chairman Fred Titensor advised the Board that there will be no meeting on July 28th and for the next meeting on August 11th they will be discussing the zoning code.

ADJOURN

Meeting was adjourned at 7:00 P.M. by Chairman Fred Titensor.

Becky Cox

Fred Titensor, Chairman