

CITY OF PRESTON PLANNING AND ZONING MEETING
May 25, 2022

ATTENDANCE The following Board members were present: Chairman Fred Titensor, Commissioner Steve Call, Commissioner Richard Swainston, Commissioner Justin Carter, Commissioner Adrienne Alvey.

Staff present: Tyrell Simpson, Shawn Oliverson, Becky Cox, Jared Coburn, Dan McCammon

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

Commissioners Berni Winn and Dave Cole were excused.

**REVIEW &
APPROVAL
P&Z MINUTES
5/11/2022**

Commissioner Call moved to approve the minutes of May 11, 2022 as written. Commissioner Carter seconded the motion.

Vote was unanimous.

**TONY
CROCKETT
PUD PRE-
APPLICATION**

Tony Crockett came before the commissioners to present his pre-application for a PUD at 285 E 8th N. The PUD will consist of 76 units on 6.8 acres. He stated that they have talked to the State Highway department and they have approved an access. They did a sewer study and were advised that they would need to upgrade on of the pumps at the lift station that will service that area. They will have all the utilities installed at the beginning of the project and then build the buildings in phases.

The commissioners advised him that at the next meeting they will want to see the green space clearly defined, a preliminary HOA contract, landscaping plans, snow removal plan and how the new road will connect with the other city roads.

**COUNTY
P&Z
MEETING
UPDATE**

Chairman Titensor told the commissioners that he had attended the County P&Z meeting to talk to them about having some sort of agreement about developments in the impact zone of the city. He stated that they were open to idea and would work on developing something in the near future.

**SUB-
DIVISION
ORDINANCE:
DISCUSSION**

Chairman Fred Titensor invited City Engineer Tyrell Simpson to discuss progress on making changes to the subdivision code. Mr. Simpson stated that he has gone through section 16 and is making a list of changes that need to be made and he will have the list ready for them to review at the next meeting.

Chairman Titensor stated that he thinks the most important things to focus on first are how the water, sewer and traffic are going to be impacted by new subdivisions. He presented the idea of requiring studies to be done at the very beginning of the process so that those critical areas can be addressed right off. The commissioners discussed the pros and cons of this idea and agreed that this would be advantageous for the city and the developer to have this information at the beginning of the process. They asked Mr. Simpson to present a draft of these requirements at the next meeting.

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**APPROVED
BUILDING
PERMITS**

The following approved building permits were reviewed, there were no comments.

Thayne Corbridge	550 E 4 th N	Patio
Cory Nielsen	132 E Eagle Way	House
Cody Ralphs	284 N 340 E	House

**PUBLIC
INPUT**

Mayor Dan Keller stated that he liked the idea of requiring the studies at the beginning of the process. He stated that developers like to say that their development will be good for the city but does not want the commissioners to be persuaded by that argument.

**CALEN-
DARING**

Chairman Titensor stated that they will break down the subdivision ordinance in sections and address each section over the next few months.

ADJOURN

Meeting was adjourned at 6:57 P.M. by Chairman Titensor.

Becky Cox

Fred Titensor, Chairman