

## Report on the Preston City Council Meeting Sept. 26, 2022

By Anna Nelson

PRESTON– Preston City Council approved a new prerequisite for developers at their most recent meeting. Developers are now required to perform specific studies before the preliminary plat at the developer's expense.

“What we are doing here is the final nail in the final lid of the coffin of any development,” Preston resident Dixon Beckstead said, “I can't go look for a piece of property to develop, knowing that I've got to spend five, ten, fifteen thousand dollars on the engineering studies and water models.”

According to the new ordinance No. 2022-11 of the Preston Municipal Code, a developer of a subdivision shall through a licensed engineer, perform a water study, a wastewater study, a traffic study, and a water model, before the acceptance of a preliminary plat.

The Preston planning and zoning committee requested approval of the ordinance.

“It is going to be required for the developer to now pay for a water model rather than the state paying for it,” Tyrell Simpson, engineer for Preston City stated.

Simpson explained that each water model can cost between a couple of hundred dollars to \$5,000 depending on what part of town the development is in, and how many times the test must be run.

“At this point in time, we don't have anything in our code saying that the developer has to pay for water models, so the city is paying for all the water models we run.”

When asked if anyone opposed the action Beckstead stood up.

-more-more-more

-Nelson-2-2-2-

According to Beckstead, it wouldn't be fair to have the developer put a bunch of money out to have the city staff decline the development.

"It's like putting the cart before the horse," Beckstead said.

After giving the audience a chance to speak, the council closed the public hearing.

According to Councilmember Todd Thomas, the preliminary plats are good for one year, but there is no set time frame for the prerequisite studies.

Simpson stated that the studies are good until something else changes in the vicinity of the town.

"I do worry just a little bit that we don't have a more definite time frame," Thomas said. "Tyrell's explanation is adequate, but it is really open-ended."

City Councilmember Terry Larson also voiced his concern.

"I was thinking the opposite," Councilmember Chris Larsen said, "what if it takes longer?" He said a developer could get a study, take a little longer to get a preliminary plat, and must go back and get another study because it took longer than a year.

"That would be unfair," Thomas said.

The council members concluded they would leave the time frame up to the public works director and the city engineer based on each individual circumstance.

Eventually, after thorough discussion, the ordinance passed.

The Council also approved a \$6,000 dollar donation to the Franklin County Community Center requested by the center's site manager, Carol Parker.

-more-more-more-

-Nelson-3-3-3-

According to Councilmember Brent Dodge, the center provides around 3,000 meals every month to citizens in the community.

“I think what we also wanted to say is thank you Carol Parker for continuing this service project.” Preston Mayor Dan Keller said.

The Council approved a business application for a short-term rental at 247 East 2<sup>nd</sup> South, for the development of a cottage.

The Council also decided to discuss the bills and Swale Bond Refund at their next regularly scheduled meeting.

The meeting adjourned at 5:45.

The council’s next meeting will be 5:00 p.m. on Oct. 10 at city hall.

-30-