

CITY OF PRESTON PLANNING AND ZONING MEETING
June 9, 2021

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

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

Others: Scott Palmer

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

REVIEW & APPROVAL P&Z MINUTES 05/26/2021 It was moved by Commissioner Dave Cole and seconded by Commissioner Steve Call to approve the Planning and Zoning Minutes of May 26, 2021, as written. The vote was as follows:

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

Motion passed by majority vote.

Commissioner Wright and Commissioner Carter arrived at 6:05.

NORTH JUNCTION LANDSCAPE PLAN Scott Palmer explained to the commissioners that he has previously had an approved landscape plan in place but would like to vary from that plan to something more drought resistant. He proposed placing rock in the strips between the sidewalk and the property instead of grass. City Engineer Tyrell Simpson said that he had contacted the state to make sure that it met their approval as it is a state highway in front of the property. They responded that they let the city determine what they would like to see in those spaces.

Chairman Titensor asked Mr. Palmer if he would be putting rock or gravel there. Mr. Palmer stated that he had not decided, this was his first step before he started to research materials. He also said that if they had a preference he would be happy to comply. Commissioner Cole stated that he thinks it's a good idea to move away from watering and asked Mr. Simpson what the options are for rock. Mr. Simpson said that 1 inch cobble rock has been used in other cities and he recommended that it be the same height as the sidewalk. Commissioner Wright asked if he would put bushes in it. Mr. Palmer said he would not as he did not want to supply water to the strips at all.

Commissioner Dave Cole made a motion to approve the revisions to the landscape plan for the North Junction subdivision to allow for rock in place of a mow strip. Commissioner Alvey seconded the motion.

Vote was unanimous.

REVIEW OF PLANNED UNIT The Board reviewed Municipal Code 16.34, pertaining to Planned Unit Developments. They reviewed a draft of changes that were discussed at the last meeting. The changes included a minimum area, removing language

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DEVELOPMENT ORDINANCE about the core area, criteria for allowing increased density, and parking restrictions. They discussed adding definitions to this section of the code and whether or not they should have a minimum and maximum unit regulation.

REPORT OF APPROVED BUILDING PERMIT Chairman Fred Titensor reported the following approved building permit:
Tyler Bodily 155 N 4th E House

CALENDARING Chairman Fred Titensor advised the Board that their meeting on June 23 will be a public hearing on changes to the comprehensive plan elements. They will continue their discussion on the Planned Unit Development Ordinance at the July 14, 2021 meeting.

ADJOURN Meeting was adjourned at 7:20 P.M. by Chairman Fred Titensor.

Becky Cox

Fred Titensor, Chairman