

CITY OF PRESTON PLANNING AND ZONING MEETING
May 22, 2013

ROLL CALL Roll Call showed the following Board members present: Chairman Terry Petterborg, Commissioner Randy Harris, Commissioner Bruce Hodges, Commissioner Clair Thomas, Commissioner Roger Woolley, Commissioner Cedar Hodges, Commissioner Linda Hansen

Staff present: Council Liaison Sandra Hubbard, Clerk Linda Acock

Others: Jan McCarthy, Kris Beckstead, Bailey Beckstead, Brandon Roberts, Straton Roberts

REVIEW & APPROVAL P&Z MINUTES 05/08/13 It was moved by Commissioner Randy Harris and seconded by Commissioner Roger Woolley to approve the Planning and Zoning Minutes of May 8, 2013. This received unanimous approval.

REPORT OF APPROVED BUILDING PERMITS There were no new building permits to report, since the May 8th meeting.

BUILDING PERMIT B. ROBERTS 655 S 4TH E Brandon Roberts came before the Board to present his building plans for the building permit at 655 South 4th East. The building permit was presented to the Planning and Zoning Board at the May 8th meeting.

The Board reviewed a memo from Engineer Darek Kimball, stating that he had reviewed the plans, and that items discussed at the May 8th meeting had been addressed. He has preliminarily reviewed the storm water facility, but has not completed a comprehensive review. Engineer Darek Kimball recommended that the permit be approved with the understanding that the comprehensive review needs to be completed.

Commissioner Randy Harris asked for discussion on the lighting and landscaping.

Mr. Roberts explained that the plans did show lighting in the parking lot and around the building. He stated that they want to have sufficient lighting, without being overwhelming. As for landscaping, the plans are for grass along 4th East, as well as grass along the highway, with trees, shrubbery, etc. throughout the property.

Commissioner Cedar Hodges asked if 7th South, that runs along the south side of this property still existed, or if it has been vacated.

Mr. Roberts stated that there are no street easements on his deed.

It was moved by Commissioner Roger Woolley and seconded by Commissioner Randy Harris to accept the building permit for a commercial complex at 655 South 4th East, contingent upon the storm water drainage meeting engineering standards. This received unanimous approval.

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**DISCUSS
MULTIPLE
FAMILY
DWELLING
310 N 2ND E**

Bailey Beckstead came before the Board, on behalf of Jan McCarthy, home owner at 310 North 2nd East. He explained that the McCarthy's obtained a building permit for an attached garage, and living quarters above the garage, and started remodeling the home in 2004. The remodel got to the studded walls stage, and has not been finished.

Mrs. McCarthy has put the house up for sale, and has a promising buyer, contingent upon them being able to finish the remodeling, and use the living quarters above the garage for two apartment units. The home is in the Residential A-1 Zone.

The Board discussed different avenues for allowing the home to be used as a multiple family dwelling. Because the property abuts the Residential B Zone to the East, it was suggested that Mrs. McCarthy request a zone change. Another consideration was to seek a variance.

It was moved by Commissioner Bruce Hodges to recommend that City Council allow Jan McCarthy to proceed with a request for zone change. The motion died for a lack of second, and the discussion continued.

After further discussion regarding zone changes and variances, it was moved by Commissioner Bruce Hodges and seconded by Commissioner Cedar Hodges, to recommend to City Council that Jan McCarthy be allowed to proceed with a rezone from Residential A-1 to Residential B, at 310 North 2nd East, and that City Council set this matter for public hearing. This received unanimous approval.

ADJOURN

Meeting was adjourned at 6:55 P.M. by Chairman Terry Petterborg.

Terry Petterborg, Commissioner

Linda Acock, Clerk