

PLANNING & ZONING MEETING

May 23, 2012

- ROLL CALL** Roll Call showed the following Board members present: Chairman Bruce Hodges, Commissioner Clair Thomas, Commissioner Roger Woolley, Commissioner Randy Harris, Commissioner Cedar Hodges, Commissioner Linda Hansen
- Staff present: Council Liason Sandra Hubbard, Engineer Darek Kimball, Clerk Linda Acock
- Others: Steve Call, Kristal Call, Kent Craven, Mark Davis, Leah Thompson, Kevin Thompson
- REVIEW & APPROVAL MINUTES OF 05/09/2012** It was moved by Commissioner Cedar Hodges and seconded by Commissioner Roger Woolley to approve the Planning and Zoning Minutes of May 9, 2012. The motion received unanimous approval.
- REPORT OF APPROVED BUILDING PERMIT** Engineer Darek Kimball reported on the following approved building permit:
Matt Gleed 787 S. 2nd W. Lot #5 J. David Cole Subdiv.
House
PERMIT
- BUILDING PERMIT SCHOOL DIST 201 JR. HIGH** Brian Mendenhall, Business Manager for Preston Schools, presented a building permit for the Junior High School, at 450 Valley View Drive, for an addition of four classrooms.
- After review of the building permit, it was moved by Commissioner Randy Harris and seconded by Commissioner Cedar Hodges to approve the building permit for the Preston School District, for the addition of four classrooms at the Junior High School, 450 Valley View Drive. The motion received unanimous approval.
- QUESTIONS REGARDING DEVELOPMENT UPGRADES 1ST N 4TH E** Steve and Kristal Call came before the Board for clarification on the decision given to Matt Hull, who was interested in buying their property at approximately 1st North and 4th East.
- They are the owners of the property, and they would like assurance that if they sell the property, anyone purchasing the property is going to be given the same obligations to develop that Mr. Hull was given. The Board advised that they are obligated to follow Preston City's ordinances and codes, and since that is what terms Mr. Hull was given, the same terms would be given to anyone purchasing the property.
- Engineer Darek Kimball explained that, if these lots were split before 1974, when the zoning ordinances went into effect, they are legal buildable lots. If not, then subdivision rules would come into play, whether they are building on one lot or all lots.

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QUESTIONS REGARDING REQUIRED IMPROVEMENTS K. THOMPSON Kent Craven, builder for Kevin and Leah Thompson, presented survey maps for building a home on 19 acres of ground, on 4th South between 8th and 9th East. The home will be built within the 19 acres, and the rest of the acreage will be farm ground. 2nd, 3rd and 4th South, as well as 8th and 9th East run through the property, and they feel that being required to build the streets, and build curb and gutter and sidewalks within the 19 acres, is excessive for a single home and farm ground.

The Board explained that they do have to follow Preston City's ordinances and codes, and the improvements are required by code.

Engineer Darek Kimball explained that there is a provision in Preston's Municipal Code 17.30.030, that if the applicants feel there is an undue hardship, they may take this matter to City Council, expressing the undue hardship.

REVIEW & UPDATE ORDINANCES Commissioner Roger Woolley presented a memo in regards to businesses within the residential zones.

The Board will review Commissioner Woolley's memo, and this matter will be further discussed at future meetings.

ADJOURN MEETING Meeting was adjourned at 7:18 P.M. by Chairman Bruce Hodges.

Bruce Hodges, Chairman

Linda Acock, Clerk