

# CITY OF PRESTON PLANNING AND ZONING MEETING

August 10, 2016

**ROLL CALL** Roll Call showed the following Board members present: Chairman Linda Hansen, Commissioner Penny Wright, Commissioner Charles Chesney, Commissioner Steve Call, Commissioner Brock Alder

Staff present: Wendy Merrill, Mark Owens, Tyler Olson

Others: Dolly Larson, Terry Larson, Michael Crane

Meeting was called to order at 6:00 p.m. by Chairman Linda Hansen

**PUBLIC HEARING DOLLY LARSON 228 E 1<sup>ST</sup> S** Chairman Linda Hansen called for the Public Hearing to give consideration to the application of Dolly Larson, 228 East 1<sup>st</sup> South, for a Variance to the requirements of Section 17.08.040(B) Preston Municipal Code, requiring side yard setbacks of 8 feet, in order to place a garage measuring 15 feet by 25 feet feet, which will be located 2 ½ feet on the west side property line, as follows:

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held on August 10, 2016, before the City of Preston Planning and Zoning Commission at the hour of 6:15 P.M. at the city hall located at 70 West Oneida St., Preston, Idaho, to give consideration to the application of Dolly Larson, 228 East 1<sup>st</sup> South, for a Variance to the requirements of Section 17.08.040(B) Preston Municipal Code, which requires residential homes within the Residential A-1 zones to maintain side yard setbacks to be no closer than eight (8) feet to any side property line. Specifically, the applicant is requesting that she place a garage that is 15 feet by 25 feet, which will be located 2 ½ feet on the west side property line. A copy of the Application for Variance is on file with the City Clerk at the above stated address, and may be reviewed upon request to the City Clerk.

All persons present will be given the opportunity to be heard in regard to said Application. Written comments or objections to said variance may be submitted to the City Clerk at the above stated address, and the same will be considered if received prior to said public hearing.

Dated this 13<sup>th</sup> day of July, 2016.

s/Linda Acock, City Clerk

Publish: July 20, 2016

Chairman Linda Hansen gave guidelines for holding a public hearing, and asked if any Board member needed to declare a conflict of interest, or ex-parte contact with the matter. There being none, Chairman Linda Hansen asked Dolly Larson to present her request for a Variance to build a garage to be located 2 ½ feet from the west side property line.

Dolly Larson presented a request for a Variance to add an attached garage, measuring 15 feet by 25 feet, to her home at 228 East 1<sup>st</sup> South, which would be 2 ½ feet from the west side property line. She explained that she wished to add the garage as protection from the weather after suffering a fall on the snow and ice last winter.

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Terry Larson stood before the Board to voice his support of the project, stating that this is an old section of town where the lots are smaller and narrower, and as a result many people have had to build structures along their property lines, so he felt the Variance should be granted.

Terry Larson also stated to the Board that he serves as a volunteer fireman for Franklin County, and if a fire should occur the fire department uses hoses from the roadway to fight fires, so fire safety is not an issue.

City Engineer Mark Owens asked if there were any issues with the neighbors and drainage from the roof of the proposed garage.

Dolly Larson responded there were none.

Chairman Linda Hansen pointed out there could be problems obtaining insurance for a non-conforming lot.

Chairman Linda Hansen asked if any written comments, either for, or against, this matter had been received. There were none.

There being no further testimony, Chairman Linda Hansen closed the public hearing and opened the meeting up to the Board for discussion.

After discussion, it was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney to recommend to Preston City Council the approval of the Request For Variance for Dolly Larson, as presented, and to allow Chairman Linda Hansen to sign the Findings and Recommendations. This received unanimous approval.

The Findings and Recommendations follow the minutes.

**BUILDING  
PERMIT  
RBMC  
PROPERTIES  
1377 W  
INDUSTRIAL  
PARK RD**

City Engineer Mark Owens introduced a building permit for RBMC Properties, at 1377 Industrial Park Road. The permit is for an additional industrial building on their leased property in the Preston Industrial Park.

It was moved by Commissioner Steve Call and seconded by Commissioner Charles Chesney to approve the building permit for RBMC Properties to construct an additional industrial building on their leased property in the Preston Industrial Park. This received unanimous approval.

**REVIEW/  
UPDATE  
MUNICIPAL  
CODE**

At the request of Mayor Mark Beckstead, the Board reviewed Preston Municipal Code 17.28.065-A, requiring that all improvements such as curb, gutter, swales, sidewalks and roads are to be constructed prior to construction.

The Board discussed the proposed draft of the amendment to Municipal Code 17.28.065-A. City Engineer Mark Owens reported he is continuing to work on a map to develop a core area within the City where curb, gutter, swales, sidewalks and roads would and would not be required.

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**ADJOURN** Meeting was adjourned at 6:32 P.M. by Chairman Linda Hansen.

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Linda Hansen, Chairman

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Linda Acock, Clerk