

PLANNING & ZONING MEETING

January 11, 2012

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

Staff present: Engineer Darek Kimball, Council Liason Sandra Hubbard, Clerk Linda Acock

Others present: Juan Vargas, Tonya Vargas, Rodney Jones, Vance Broadhead, Bridgett Broadhead

REVIEW & APPROVAL MINUTES OF 10/12/2011 It was moved by Commissioner Terry Petterborg and seconded by Commissioner Clair Thomas to approve the Planning and Zoning Minutes of October 12, 2011. The motion received unanimous approval.

WELCOME NEW BOARD MEMBER LINDA HANSEN Vice-Chairman Bruce Hodges welcomed Linda Hansen to the Planning and Zoning Board.

ELECT P&Z CHAIRMAN 2012 Vice-Chairman Bruce Hodges opened nominations for the Chairman of the Planning and Zoning Commission.

Terry Petterborg nominated Bruce Hodges as Chairman of the Planning and Zoning Commission.

Randy Harris nominated Roger Woolley as Chairman of the Planning and Zoning Commission.

There being no further nominations, Vice-Chairman Bruce Hodges asked for a motion to close nominations. It was moved by Randy Harris and seconded by Clair Thomas to close nominations for Chairman of the Planning and Zoning Commission.

Vice-Chairman Bruce Hodges asked for votes for the Planning and Zoning Chairman. The vote was as follows:

Randy Harris and Bruce Hodges voted for Roger Woolley as Planning and Zoning Chairman.

Terry Petterborg, Clair Thomas, and Linda Hansen voted for Bruce Hodges as Planning and Zoning Chairman.

Bruce Hodges was elected Chairman of the Planning and Zoning Board, by majority vote, for the year 2012, and conducted the remainder of the meeting.

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**ELECT P&Z
VICE-
CHAIRMAN
2012**

Chairman Bruce Hodges opened nominations for the Vice-Chairman of the Planning and Zoning Commission.

Terry Petterborg nominated Clair Thomas as Vice-Chairman of the Planning and Zoning.

Clair Thomas nominated Randy Harris as Vice-Chairman of the Planning and Zoning.

There being no further nominations, Chairman Bruce Hodges asked for a motion to close nominations. It was moved by Terry Petterborg and seconded by Linda Hansen to close nominations for Vice-Chairman of the Planning and Zoning Commission.

Chairman Bruce Hodges asked for votes for the Planning and Zoning Vice-Chairman. The vote was as follows:

Terry Petterborg, Randy Harris, Linda Hansen, and Bruce Hodges voted for Clair Thomas as Planning and Zoning Vice-Chairman.

Clair Thomas voted for Randy Harris as Planning and Zoning Vice-Chairman.

Clair Thomas was elected Vice-Chairman of the Planning and Zoning Board, by majority vote, for the year 2012.

**REPORT OF
APPROVED
BUILDING
PERMITS**

Engineer Darek Kimball reported on the following approved building permits:

| | | | |
|---------------------|---------------|--------------------------|------------|
| Mt. Sterling Const. | Justin Carter | 1415 N 8 th W | House |
| Kartchner Homes | David Cox | 635 S 7 th E | House |
| Whitehead Const. | | 767 S 2 nd W | Acc. Bldg. |

**2011 REPORT
BUILDING
PERMITS**

Engineer Darek Kimball gave an annual report on building permits issued in 2011

| Project | Totals |
|-------------------------------------------|---------------|
| House | 10 |
| Addition | 5 |
| Garage | 4 |
| Accessory Building | 3 |
| Restoration | 1 |
| Sign | 1 |
| | |
| Total Building Permits Issued 2011 | 24 |

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**OPTIONS FOR
AN ADDITION
TO HOME AT
38 E 2ND N**

Commercial

At the onset of the meeting, Commissioner Terry Petterborg declared a conflict of interest in this matter.

Juan Vargas came before the Board seeking options available to him to do an addition to his home at 38 East 2nd North. It is an existing home, in the

Zone. He further stated that he understands that there are rules and ordinances that

need to be followed, but there have been other properties within the commercial zone that have been built on, or existing homes that have been allowed additions.

He would like to be allowed to follow the same avenues afforded those property owners.

Engineer Darek Kimball stated that the ordinance doesn't allow for residential expansion in commercial zones.

Commissioner Clair Thomas expressed that the Planning and Zoning Board does not have authority to go against Preston City's ordinance.

The Board discussed the option of Tonya Vargas licensing her day care, meeting all day care ordinances, and then applying for an addition to the day care, as day care businesses are an allowed use in the commercial zones.

It was moved by Commissioner Randy Harris and seconded by Commissioner Clair Thomas to deny the residential building permit, as presented, for an addition to the home at 38 East 2nd North, and recommended that they resubmit the building permit as a commercial addition to their day care. The vote was as follows:

| | |
|-------------------------------|---------|
| Commissioner Bruce Hodges | Aye |
| Commissioner Clair Thomas | Aye |
| Commissioner Terry Petterborg | Abstain |
| Commissioner Randy Harris | Aye |
| Commissioner Linda Hansen | Aye |

Motion passed by majority vote.

**REQUEST FOR
IMPROVEMENT
AGREEMENT
WAIVER AT
285 N 8TH E**

Vance Broadhead came before the Board seeking permission to enter into an Improvement Agreement with Preston City, allowing him to bond for the asphalt improvements at 285 North 8th East. He stated that all local asphalt plants are closed for the winter, yet he would like to move forward, have his building permit approved, and start building their home.

It was moved by Commissioner Clair Thomas and seconded by Commissioner Randy Harris to recommend to City Council that Vance Broadhead be allowed to enter into an Improvement Agreement with Preston City to bond for the asphalt improvements. The motion received unanimous approval.

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ADJOURN Meeting was adjourned at 7:02 p.m. by Chairman Bruce Hodges
MEETING

Bruce Hodges, Chairman

Linda Acock, Clerk