

CITY OF PRESTON PLANNING AND ZONING MEETING
March 12, 2014

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

Staff present: City Liaison Sandra Hubbard Engineer Darek Kimball, Clerk Linda Acock

Others: Jim Read

Meeting was called to order at 6:00 p.m. by Chairman Randy Harris.

REVIEW & APPROVAL P&Z MINUTES 02/12/14 It was moved by Commissioner Roger Woolley and seconded by Commissioner Linda Hansen to approve the Planning and Zoning Minutes of February 12, 2014. Motion received unanimous approval.

REPORT OF APPROVED BUILDING PERMIT Engineer Darek Kimball reported on the following approved building permit:

O'Reilley Auto Parts	157 S State	Commercial Bldg.
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EXTENSION BUILDING PERMIT O'REILLEY Engineer Darek Kimball explained that O'Reilley Auto Parts had also requested an extension on the building permit, as they were concerned about the 1 year deadline on March 13th. Since the permit has been paid, and they intend demolition of the old building by May 1st, an extension isn't necessary.

BUILDING PERMIT STOKES MARKET 217 S STATE Engineer Darek Kimball presented a building permit for Stokes Market at 217 South State for a new True Value Hardware commercial building.

Commissioner Terry Petterborg declared a conflict of interest and stated he would abstain from voting on this matter.

Engineer Darek Kimball stated that he has reviewed the building permit, and that there were two issues that needs to be addressed. The first issue is that no water from the building can run off onto the neighboring property. The second issue is that going by Muncipal Code 17.22.100 (L), and by figuring the net flooring, they would need 312 parking spaces and there are currently only 250.

Jim Read, representing Stokes Market, addressed the water run off issue and stated that they would be putting cement pads behind the store, and that they would divert the water to make sure it stayed on Stokes' property. He further stated, in regards to the parking issue, their engineer had figured the net flooring as only the retail portion of the store, and that by their engineering figures, there are adequate parking spaces.

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The Board discussed the parking with Mr. Read, and whether the parking lot could be refigured. Mr. Read felt that more parking could be added, but didn't think there would be room for 60 more spaces.

It was moved by Commissioner Roger Woolley and seconded by Commissioner Bruce Hodges to subrogate the requirement for all 312 parking spaces and approve the building permit for a new True Value Hardware commercial building, for Stokes Market at 217 South State. The vote was as follows:

Chairman Randy Harris	<u>Nay</u>
Commissioner Bruce Hodges	<u>Aye</u>
Commissioner Roger Woolley	<u>Aye</u>
Commissioner Terry Petterborg	<u>Abstain</u>
Commissioner Linda Hansen	<u>Aye</u>

Motion passed by majority vote.

ADJOURN Meeting was adjourned at 6:51 P.M. by Chairman Randy Harris.

Randy Harris, Chairman

Linda Acock, Clerk