

CITY OF GRACE
PLANNING & ZONING COMMISSION
VARIANCE HEARING & REGULAR MEETING
HELD ON AUGUST 4, 2016

Vice Chairman Sant called the Variance hearing held on August 4, 2016 to order at 7:00 p.m. welcoming all visitors to the meeting.

Vice Chairman Sant opened the hearing for Variance Permit # 2016-2 asking everyone to state their names: Sadie Sant, Don McLain, Randy Nelson, Dave Pristupa, Loy Raye Phillips, Jackie Barthlome, Michelle Rasmussen, Scott Rasmussen, Chad Hunter.

The purpose for this Variance hearing: Scott and Michelle Rasmussen, petitioners, are requesting approval of a Variance to allow them to place a garage and fence on their property line which is closer than allowed by ordinance in R 1 Residential. The address of the parcel is 220 S. 2nd W., Grace, ID.

Vice Chairman Sant turned the time to Mrs. Rasmussen to comment on the garage and fence and why a Variance is needed. Mrs. Rasmussen stated that the water and sewer lines would be under the garage if it were built on the north side of their home and not much space. Mrs. Rasmussen stated that the garage could be three feet (3') larger if built on the west side of the home and they want to fence in their back yard. The fence would attach to the existing fence of our neighbors. Vice Chairman Sant asked if the garage would be built inside the fence line. Mr. Rasmussen stated that the garage would be built just inside the fence line. Question was asked if the Commission had received measurements on the house. Discussion was held on building the garage so that it did not sit on the water and sewer lines. Mr. Rasmussen stated that it would be back in the northwest corner. He stated that the place they had picked would be the best opportunity to not cause conflict with anyone. Discussion was had on the square footage of the house. In an R 1 Residential Zone you can have up to 35% coverage. Mr. Rasmussen stated that the square footage of the house and garage would be 3,368 sq. feet (Total of 10,935 Sq. Ft.). Discussion was held on the height of the garage. Mr. Rasmussen stated that they had put thirty feet (30') on the permit because it was the height allowed by ordinance but that it would probably not be that high.

Vice Chairman Sant asked if there were any more questions.

Vice Chairman Sant read the letters that were received from the property owners that were within three hundred feet (300'):

Craig Wilker Supports Applicant

Daniel Mickelson Supports Applicant

Comments: I have driven by to observe the area back of home. The addition of a garage would help beautify the backyard. As well as add to the appearance of the general area. Good job!

Kara Harris Supports Applicant

David Smith Supports Applicant

Byron Shaw Supports Applicant

Virgil Roholt Supports Applicant

Curtis Hardy Supports Applicant

Marcia Robison Supports Applicant
John Roberts Supports Applicant
Randy Nelson Commented he was neutral.

Vice Chairman Sant asked for a motion to close the hearing.

Motion was made by Commission Member McLain to close Variance hearing 2016-2 for Scott and Michelle Rasmussen a garage and fence. Motion was seconded by Commission Member Pristupa.

Hearing adjourned at 7:15 p.m.

Vice Chairman Sant called the regular meeting of the Planning & Zoning Commission to order at 7:15 p.m.

PRESENT: Chairman Randy Nelson
Vice Chairman: Sadie Sant
Commission Members: Don McLain, , David Pristupa, Angelyn Smith
Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: Scott Rasmussen, Michelle Rasmussen, Chad Hunter

Invocation: Commission Member Smith
Pledge of Allegiance: Clerk Phillips

Vice Chairman Sant asked if the Commission had read the minutes of Planning & Zoning Commission meeting held on July 14, 2016 and if there were any changes. Motion was made by Chairman Nelson to approve the minutes of the Variance hearing and regular meeting held on July 14, 2016. Motion was seconded by Commission Member McLain.

Vice Chairman Sant turned the time to Chairman Nelson to report on the City Council meeting held on July 20, 2016. Chairman Nelson stated that he had taken Variance Permit # 2016-1 for Jeremiah and Adecca Sweet to the City Council for approval. The City Council approved Variance Permit # 2016-1 for Jeremiah and Adecca Sweet a shed. Chairman Nelson discussed with the City Council the meeting coming up on Tuesday September 20, 2016 with ICRMP and stated there will probably be several of the City Council in attendance at our meeting also information was given on the Variance hearings which are Coming up.

Discussion was had on the date and the time of the meeting to be held on Tuesday September 20, 2016 and if there would be any charge. There is no charge because ICRMP works for the City of Grace. Mr. McNall will come from a commitment in Idaho Falls and will not be able to be here before 7:00 p.m. Write down all your questions so that you can remember to ask Mr. McNall at the meeting. Chairman Nelson stated that the meeting of September 20, 2016 would be his last meeting.

Discussion was had on the August 24, 2016 meeting with SICOG. Commission Member McLain stated that he would be late for that meeting. Chairman Nelson stated that he would like to finish the Comprehensive Plan on the Economic Development, Land Use and the Comprehensive Land Use Map at this meeting. Chairman Nelson stated that this meeting would take up to two hours to complete all the items necessary to complete the Comprehensive Plan.

Vice Chairman Sant asked that the Commission go through the Check List for Findings of Facts – Variances (see attachment): Variance Permit #2016-2 Scott & Michelle Rasmussen:

1. None
2. Yes - applicable with building on the property line; others could request the same.
3. No
4. No
5. No -would increase the value of property.
6. No -Breeze way will be built and there is a four feet (4') area between the house and the garage.

Motion to approve Variance Permit # 2016-2 for Scott & Michelle Rasmussen a garage and fence was made by Commission Member Smith. Motion was seconded by Commission Member McLain. Motion to approve Variance 2016-2 passed unanimously.

Chairman Nelson stated that he would take Variance Permit # 2016-2 to the City Council meeting on August 17, 2016.

Mr. & Mrs. Rasmussen were reminded that the approved Variance #2016-2 and their Setting Permit #2016-18 would go to the City Council meeting on August 17, 2016 at 6:00 p.m. and they could attend the meeting. Mr. & Mrs. Rasmussen asked to be excused thanking the Commission for their time.

Business: A Variance hearing date was set for Chad Hunter a roof extension. Mr. Hunter stated that he wanted to extend the garage roof to the fence to cover an empty space for storage. Mr. Hunter stated that his house was the only residential residence on the block and the other buildings are all commercial. Discussion was had on different conflicts involving the Commission and it was decided to get the hearing done. The hearing date was set for Friday, August 19, 2016 at 7:00 p.m. Vice Chairman Sant reminded Mr. Hunter that Variance # 2016-3 when approved would go to the next City Council meeting on September 7, 2016.

Discussion was held on a list of names to be given to the City Council to replace Chairman Nelson. This person will be on the Commission for the ICRMP meeting in September.

Announcements: Variance Hearing for Chad Hunter August 19, 2016 at 7:00 p.m.

Motion to adjourn was made by Commission Member Nelson. Motion seconded by Commission Member Smith.

Meeting adjourned at 7:45 p.m.

ZONING CLERK

APPROVED _____
CHAIRMAN

DATE _____