

CITY OF GRACE
PLANNING & ZONING COMMISSION
VARIANCE HEARING AND REGULAR MEETING
HELD ON SEPTEMBER 15, 2016

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

PRESENT: Leslie Etchison, Jackie Barthlome

Chairman Nelson called the Variance hearing held on September 15, 2016 to order at 7:00 p.m.

This Variance hearing is for Gary Etchison, 355 N. 3rd E., a front porch and deck.

The purpose for this hearing: Gary Etchison, petitioner, is requesting approval for a Variance to build a front porch deck on the east side of his home, fifteen feet (15') from, the property line which is ten feet (10') closer than allowed by Ordinance: (3-1-3 (D) Setback). The address of the parcel is 355 N. 3rd E., Grace, ID.

Chairman Nelson asked if the Commission had looked over the Variance permit # 2016-4.

Chairman Nelson opened the Variance hearing for questions. Discussion was had on the east property line next to the road and if the front door faced the street. Mrs. Etchison stated that the front door did face the street. Discussion was had on the water and sewer lines. The water line was marked on the Variance but the question was if the sewer line came from the alley. Discussion was had on the probability that the sewer line came from the alley like most of other lines in the City. Discussion was held on the water and sewer lines being buried two feet (2') from each other. Mrs. Etchison stated that the water line comes from the east into the south side of the house.

Discussion was held on the alley being in back of the house questioning what type of information does the Commission need for Variance hearings on water and sewer. The new porch and deck will be on the front which is the east side of the house and the water line comes in close to where the porch and deck will be. Discussion was had on the deck and porch being closer to the road questioning if it would cause problems with vehicle traffic, emergency vehicles, etc. hindering their use of the street. There is enough room for traffic and there is a setback of twenty five feet (25') in place on the corner of the lot.

Chairman Nelson read the letters received from the property owners within three hundred feet (300'):

James and Nancy Lofthouse	Support applicant's request
David Fowler	Support applicant's request
La Rae Mallory	Support applicant's request
Kevin & Lori Fredrickson	Support applicant's request
David Yount	Support applicant's request
Blank Letter	Neutral
Steven Rigby	Neutral

Motion to close Variance hearing for #2016-4 was made by Commission Member Pristupa. Motion was seconded by Commission Member Smith. Motion passed unanimously.

Variance hearing adjourned at 7:10 p.m.

PRESENT: Chairman Nelson

Commission Members: Don McLain, Angelyn Smith, David Pristups

Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: Leslie Etchison

Chairman Nelson called the regular meeting of the Planning & Zoning Commission to order at 7:11 p.m.

Invocation: Commission Member Smith

Pledge of Allegiance: Chairman Nelson

Chairman Nelson asked if the Commission had read the minutes of the meeting held on August 24, 2016 and if there were any changes. Motion to approve the meeting minutes of August 24, 2016 with SICOG was made by Commission Member McLain. Motion was seconded by Commission Member Pristupa. Motion passed unanimously.

Report from City Council: Chairman Nelson stated that he had taken Variance #2016-3 for Chad Hunter a roof extension to the City Council. The City Council approved Variance #2016-4 for Chad Hunter a roof extension.

Variance Permit: #2016-4 for Gary D. Etchison a front porch deck.

Chairman Nelson asked the Commission to go through the Checklist for Findings of Fact-Variations:

1. The particular physical surroundings shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or loss of revenue, if the strict letter of the regulation were carried out.
 - Owner is entitled to a porch off the front door of home. Replacing the front step will beautify the property.
2. The condition upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.
 - None of the homes sit up that close to the property and would be a case by case issue.
3. The alleged difficulty or hardship has not been created by any persons presently having an interest in the property.
 - The Etchison's purchased the home which was already built on the property.

4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - It will not hurt the public and is not injurious to the neighborhood. It will improve the home.
5. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood.
 - This will not be a problem.
6. The proposed variation complies with the spirit and intent of the restrictions imposed by this zoning code.
 - Yes

Chairman Nelson asked Mrs. Etchison if she had any other information to give to the Planning & Zoning Commission. Mrs. Etchison stated that she had nothing further. Chairman Nelson asked the Commission if they had any other questions if not a motion is needed for Variance #2016-4.

Motion was made by Commission Member Smith to approve Variance # 2016-4 for Gary D. Etchison a front porch deck. Motion was seconded by Commission Member McLain. Motion passed unanimously.

Planning & Zoning has approved Variance #2016-4 for Gary D. Etchison. Chairman Nelson will take the Variance to the City Council meeting to be held September 21, 2016 at 6:00 p.m. Chairman Nelson asked Mrs. Etchison to attend the meeting if possible.

Chairman Nelson and the Commission discussed several ideas on the new Comprehensive Land Use Map. There are several things that have been updated on this map. Discussion was had on the Industrial area of the map and how to improve the map. Decision was had on to squaring up the area for future use around Helena and the City of Grace Waste Water Plant and Scoular Grain. Discussion was held on making sure that the City of Grace property was identified properly as well as a Commercial area and an Agriculture area on the map. The Commission Members decided for future planning that the area between the Cinder Pit road and 5th West could be developed as R2. Future planning would include the area below 10th W. to be R1.

Discussion was had on the map showing the full Impact Area around the City of Grace and suggestion was made to color it pink with diagonal lines through the area. Discussion was had on including the springs on the impact area that the City uses for their water supply. Question was asked if they were included in the Impact Area. Discussion was had on getting the Comprehensive Land Use Map on PDF so that it could be emailed and returned for corrections if any Commission Members had questions.

Discussion was held on the regular meeting of the Planning & Zoning Commission to be held on September 28, 2016. Decision was made that any business that would be needed would be done after the September 20, 2016 of the Planning & Zoning Commission ICRMP training meeting.

Motion was made by Commission Member Pristupa that the September 28, 2016 meeting be canceled. Motion was seconded by Commission Member McLain. Motion passed unanimously.

Motion to adjourn the regular meeting of the Planning & Zoning Commission meeting was made by Commission Member McLain. Motion was seconded by Commission Member Pristupa. Motion passed unanimously.

Meeting adjourned at 8:00 p.m.

ZONING CLERK

APPROVED _____
CHAIRMAN

DATE _____