

CITY OF GRACE IDAHO  
PLANNING & ZONING COMMISSION  
VARIANCE HEARING & REGULAR MEETING  
HELD ON NOVEMBER 10, 2016

PRESENT: Chairman Dave Pristupa  
Commission Members: Don McLain, Sadie Sant, Kim Welch  
Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: JoAnn Madsen, Brent Madsen, Jackie Barthlome

Chairman Pristupa called the Variance hearing to order at 7:00 p.m. Welcoming those present to the meeting. Chairman Pristupa informed those present that this hearing would consist of two separate Variances.

This hearing is for Variance #2016-6 for a request from Brent Madsen to build a porch six feet x thirty two feet (6' x 32') on the front of a home at 108 S. 3rd W.

Chairman Pristupa asked those present to please state their name: Don McLain, Sadie Sant, Kim Welch, Loy Raye Phillips, Dave Pristupa, JoAnn Madsen, Brent Madsen, and Jackie Barthlome.

The purpose for this hearing is for Variance #2016-6 for Brent Madsen to build a home with a front porch six feet x thirty two feet (6'x32') which is nineteen feet (19') from the property line on the front of the home which is six feet (6') closer than allowed by Ordinance (3-1-4 (D1) setback). The address of the home is 108 S. 3<sup>rd</sup> W., Grace, ID. The legal description of the property is LOT 1-2-3, BLK 43, Grace.

Presentation of Applicant: Mr. Madsen stated the reason for moving the home six feet forward is because of two mature apple trees that would have to be removed to set the home back six feet (6') and have the porch at the proper setback. The home can be moved forward six feet (6') which would allow him to save the mature apple trees.

Discussion was had on where the new home would be built. It is south of the where the old Anderson Lumber building sits. The front porch was discussed as being on the north side of the home. Discussion was had on the porch being on the east side of the home. Discussion was held on the corner of the lot being by a gravel road which the City owns.

Chairman Pristupa read the letters that had been sent out to the property owners within 300':

Curtis Pitcher	Supports applicant
Jerry & Yvette Weeks	Supports applicant
David Smith	Supports applicant
Mike Hansen	Supports applicant
John Roberts	Supports applicant
City of Grace, Wayne Bredehoft, Superintendent	Neutral
Scoular Co., Dale Simons	Neutral    Comments: We are fine with this.

There are two neutrals and the rest are in favor.

Chairman Pristupa closed the hearing on Variance 2016-6. When the Commission goes into the regular meeting they will discuss the pros and cons and see how that fits into the Findings of Facts list.

Chairman Pristupa opened the hearing on Variance 2016-7 for James (Jim) Hume petitioner. There was no one present to speak on Variance 2016-7 for James (Jim) Hume.

Chairman Pristupa asked if any Commission Member had questions. Discussion was had on the shed being two feet (2') from the fence. Question was asked if the shed was a permanent structure.

Chairman Pristupa read the letters received from the property owners within 300':

Ken & Callie Hamp	Comments: As long as we can get to the fence for repairs as needed.
Carole Hegstrom	Supports applicant
Blaine Carver	Supports applicant
Kely Moore	Supports applicant
Joe Barnes	Supports applicant
Dean & Kae Gundry	Neutral
Bart Benson	Neutral
City of Grace,	
Wayne Bredehoft, Superintendent	Neutral

Chairman Pristupa asked if there was any further discussion.

Chairman Pristupa stated that with the lack of any input from the Hume's he would close this hearing and go into the Planning & Zoning Commission regular meeting welcoming those in attendance to stay.

PRESENT: Chairman Dave Pristupa

Commission Members: Don McLain, Sadie Sant, Kim Welch

Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: JoAnn Madsen, Brent Madsen

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

Invocation: Chairman Pristupa

Pledge of Allegiance: Commission Member Welch

Previous meeting minutes: Chairman Pristupa asked if the Commission had read the minutes of the October 13, 2016 meeting and if there were any corrections. Commission Member Welch stated that a correction needed to be made on the third page, third paragraph the word Tuesday needed to be changed to Thursday.

Motion to approve the minutes of the October 13, 2016 Planning & Zoning Commission meeting with correction of the word Tuesday to Thursday was made by Commission Member Welch. Motion was seconded by Commission Member McLain. Motion passed as amended unanimously.

Report from City Council: Chairman Pristupa stated that he had attended the City Council meeting held on November 2, 2016 and that the City Council had approved the Resolution for the Planning & Zoning Commission to hold their meetings on the 2<sup>nd</sup> Thursday of the month. If the meetings have to be changed again it can be done by Resolution. The City Council has scheduled a work meeting with the Planning & Zoning Commission at their next City Council meeting which will be held on November 16, 2016 at 6:00 p.m. as soon as the Commission Members can get here be sure to come.

Discussion was held on Variance 2016-6 for Brent Madsen. The lot is on the corner with a gravel road running east and west which belongs to the City, the alley runs behind the property. The square footage of the lot is fine with the area Ordinance (3-1-3 (D) Area Requirements). The Commission could see no problem with the porch being six feet (6') closer to the street. Commission Member McLain made the motion to approve Variance #2016-6 for Brent Madsen a front porch. Motion was seconded by Commission Member Welch. Motion passed unanimously.

Chairman Pristupa stated that he would take Variance 2016-6 to the City Council meeting on November 16, 2016 at 6:00 p.m. Mr. Madsen thanked the Planning & Zoning Commission for their time.

Discussion was had on Findings of Facts and the only issue of concern is the setbacks which will be worked on in the work meeting. Discussion was had that Commission Members have read that some of the measurements are made from the crown of the road. The question has been asked where; does the crown of the road begin?

Chairman Pristupa opened the discussion on Variance 2016-7 for Jim Hume. Discussion was had on why it needed to be placed two feet (2') from the fence? The residents of the home need to be able to access the shed easily as to their advancing age. Moving the shed three feet out and it could be mowed behind and Dig Line had been called as requested. Discussion was had on not needing a Variance at all if the shed had been placed five feet from the fence because there is plenty of room or turning the shed to face the home in line with the garage. Discussion was had only doing one half of the Variance and then completing the rest of the Variance later. Chairman Pristupa asked if the Commission objected to going into recess for a few minutes so that the Commission could receive some clarification on Variance 2016-7. Chairman Pristupa recessed until applicant could come.

Chairman Pristupa opened the Variance hearing for #2016-7 at 7:50 p.m. asking those present to state their names: Don McLain, Sadie Sant, Kim Welch, Loy Raye Phillips, Dave Pristupa, and Diane Krebs.

The purpose for this hearing is for Jim Hume a shed which is two feet from the property line which is three feet closer than allowed by Ordinance (3-1-3 (D) setback).

Presentation of applicant: Mrs. Krebs stated that the shed was two feet (2') from the fence and could be weed wacked around to keep the weeds down. The shed is on skids and is temporary there is PVC plastic pipe behind the shed for watering. The shed needs to be close to the house so that the occupants could have access easily from the house because of their age and having it further back would make it difficult to access.

Discussion was had on moving the shed five feet (5') from the fence and which side the door faced.

Chairman Pristupa read the letters received from the property owners within 300':

Ken & Callie Hamp	Comments: As long as we can get to the fence for repairs as needed.
Carole Hegstrom	Supports applicant
Blaine Carver	Supports applicant
Kely Moore	Supports applicant
Joe Barnes	Supports applicant
Dean & Kae Gundry	Neutral
Bart Benson	Neutral
City of Grace, Wayne Bredehoft, Superintendent	Neutral

Further discussion was had on electrical lines and water lines being under the shed. Mrs. Krebs stated that there was nothing under the shed and the water for the lawn was above ground.

Chairman Pristupa asked for any other questions. Motion was made by Commission Member Welch to close Variance hearing #2016-7. Motion was seconded by Commission Member Sant. Motion passed unanimously.

Hearing adjourned at 8:13 p.m.

Chairman Pristupa called the regular meeting of the Planning & Zoning Commission back in session at 8:13 p.m. stating that the Commission had recessed to get clarification on Variance # 2016-7 for Jim Hume a shed.

Discussion on the shed being five feet (5') from the fence there would not have been a need for a Variance and turning the shed eighty degrees so access to the shed would be easier with the door facing the garage.

Motion to approve Variance #2016-7 for Jim Hume a shed two feet from the fence was made by Commission Member Sant. Motion was seconded by Commission Member Welch. Motion passed unanimously.

Chairman Pristupa stated that he would take Variance #2016-7 to the City Council on November 16, 2016 with our recommendation and thanked Mrs. Krebs for coming.

Chairman Pristupa stated that there was no other business before the Commission.

Announcements: Work meeting with the City Council and the Planning & Zoning Commission will be held on November 16, 2016 at 6:00 p.m. The Planning & Zoning Commission will be given assignments on R1, R2, Agricultural, size of lots to work on. Please come as soon as you can.

The next Planning and Zoning Commission regular meeting will be held on December 8, 2016.

Motion to adjourn was made by Commission Member Welch.

Meeting adjourned at 8:20 p.m.

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ZONING CLERK

APPROVED: \_\_\_\_\_  
CHAIRMAN

DATE: \_\_\_\_\_