

**PLANNING AND ZONING MEETING  
IONA COMMUNITY CENTER  
May 10, 2017 6:30 P.M.**

**PRESENT:** Chairman Melanie Keyes, Member Michael Thompson, Member John Lott, Member Dee Johnson, Member Jake Lindsey, Member Shane Harrigfeld, and City Clerk Shara Roberts.

**ABSENT:** None.

**VISITORS:** Joel Keyes, and Dale & Janet Steele.

Chairman Keyes welcomed everyone and Member Lindsey led with the Pledge of Allegiance.

**Approval of Minutes:** Member Johnson moved to approve the minutes for April 12<sup>th</sup>, 2017 as written. Member Thompson seconded the motion. All in favor, motion carried.

**Items of Business:**

**Variance Application – Corner of Longhurst Ave. and Dayton St. – Dale Steele – Public Hearing:** Chairman Keyes explained the public hearing process and asked Dale Steele to present the variance application for the property in question, “Exhibit A”.

Citizen Dale Steele located at 5332 E. Steele Ave. explained he owns the property at 3813 N. Dayton St. and currently rents it out. He expressed the individuals have been great tenants, and have approached him about purchasing the property, but they have no use for the shop that sits on the back of the property. He would like to separate the shop from the home, and replat it to be included with his parcel at 5332 E. Steele Ave. However, in doing so the lot would not meet the 0.33 acre requirement in the Single Family Residential (R-1) Zoning which is why he is applying for the variance.

Member Lindsey asked Mr. Steele if he knew what size the remaining parcel would be Mr. Steele indicated he didn't have that information at this time. However, he expressed there are lots surrounding that property he believes are much smaller.

Member Johnson asked about the dimensions of the shop. Mr. Steele estimated it to be 35 X 47, approximately 1,645 square feet. The Commission explained the setback requirements which would also need to be included in the measurements.

Chairman Keyes opened the public portion of the hearing; those in favor, one; neutral none; opposed none.

Chairman Keyes closed the public portion of the hearing.

After further discussion, the Commission expressed to Mr. Steele they would like to know the exact measurements of both lot sizes. However, indicated if 3813 N. Dayton St. was to remain at least a 0.25 acre lot they would feel comfortable with the approval of the variance.

Chairman Keyes entertained a motion. Member Harrigfeld moved to recommend to City Council

to approve the variance if it would allow the parcel located at 3813 N. Dayton St. to remain .25 acre lot or larger, pending exact measurements be provided to the Council during the second public hearing. Member Lindsey seconded the motion. All in favor, motion carried.

**Reports:**

**Area of Impact – North Springs Division #2:** Chairman Keyes reported she had sent a written comment to Bonneville County’s Planning and Zoning Commission in regards to this particular development in the City’s Area of Impact basically requesting the developer comply with the City of Iona’s ordinance in regards to right-of-ways and lot size, “Exhibit B”. She further reported herself, Member Johnson, and Mayor Andersen attended the public meeting in hopes to provide some comment and feedback to the Commission, but was not afforded that opportunity. They were able to talk with the Engineer for the North Springs development who made an alternative suggestion of only having 50 foot right of ways opposed to the required 70 foot right of ways which would allow for 0.333 acre lot sizes.

Clerk Roberts explained Mayor Andersen also reached out to Attorney Dale Storer to clarify the public hearing process on land use issues. Attorney Storer indicated he would need to check the County’s Subdivision Ordinance to see if it requires a public hearing for subdivision plats. The Idaho Land Use Planning Act does not require a public hearing for subdivision plats, although most city and county subdivision ordinances do.

Member Johnson reported he stayed for the entirety of the public meeting and actually was able to speak. He expressed to the Commission the reason the City prefers 0.33 lot sizes vs. 0.25 lot sizes because it doesn’t prohibit property owners from wanting “toys”, and accessory buildings for storage with limited room, which in turn causes overflowing parking issues on the streets.

Member Johnson further explained the Commission inquired what percentage of 0.25 acre lots currently exist in the City and inquired if there were areas the City would be willing to zone to allow for those lot sizes. He further expressed he got the impression the City will need to come up with some areas or a percentage of 0.25 acre lots they would be willing to allow to show compromise before any progress is made on updating the current Area of Impact Agreement.

Chairman Keyes inquired if the City Engineer would be able to figure that out as a first step in the right direction. Clerk Roberts explained she would need to take that through the City Council for approval. After further discussion, the Commission directed Clerk Roberts to begin research on the City’s lot sizes, and asked if she would send out another copy of the letter which was sent by previous Chairman Garren outlining the changes the City would like to see in regards to the Area of Impact Agreement. Further discussion was tabled until the next meeting.

Meeting Adjourned 7:27 p.m.

P&Z APPROVED: June 14, 2017

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Melanie Keyes, Chairman

ATTEST: \_\_\_\_\_  
Shara Roberts, City Clerk