

**PLANNING AND ZONING MEETING
IONA COMMUNITY CENTER
MARCH 8, 2017 6:30 P.M.**

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

ABSENT: Member Jake Lindsay.

VISITORS: Steve Ellsworth, and Nolan Getsinger.

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

Approval of Minutes: Member Johnson moved to approve the minutes for January 11th, 2017. Member Thompson seconded the motion. All in favor, motion carried. Member Johnson moved to approve the minutes for February 8th, 2017. Member Lott seconded the motion. All in favor, motion carried.

Items of Business:

Preliminary Plat Application – Northwest corner of Rockwood Ave. and Dayton St. – Scott Steele– Public Hearing: Chairman Keyes explained the public hearing process and asked Steve Ellsworth to present the preliminary plat application for the property in question, “Exhibit A”.

Steve Ellsworth with Ellsworth and Associates located at 253 1st Street in Idaho Falls, ID explained he is representing the Steele Family in this matter. He further explained they own the corner parcel located at the Northwest Corner of Rockwood Avenue and Dayton Street and are requesting to split the lot into two (2) parcels both measuring over 1/3 of an acre.

Member Johnson inquired if both homes would face Dayton Street. Mr. Ellsworth expressed he could not guarantee that, and inquired if it was a stipulation of acceptance. Member Johnson expressed it was not. Mr. Ellsworth expressed the corner lot would most definitely face towards Dayton Street, but he could not guarantee the other one would.

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

Nolan Getsinger located at 5434 E. Steel Ave. expressed he was neutral towards the application, but did not have any further comments to provide.

Chairman Keyes closed the public portion of the hearing.

Chairman Keyes entertained a motion. Member Thompson moved to recommend the City Council to approve the application for the preliminary plat to subdivide the parcel into two (2) 1/3 acre lots. Member Johnson seconded the motion. All in favor, motion carried.

Amending Title 11, Chapter 11, Section 6 – Clarification on Constructing Accessory Buildings – Public Hearing: Chairman Keyes explained the public hearing process and asked

Clerk Roberts to present the proposed amendments, “Exhibit B”.

Clerk Roberts explained the proposed amendments came about during a public hearing which took place on January 11th, 2017 when the Council approved accessory buildings allowable in Residential Townhouse (R-T) Zoning. During this hearing, it was discovered Title 11, Chapter 11, and Section 6 required clarifying the verbiage in regards to constructing accessory buildings. Specifically to match the setback requirements established by International Fire Code, which requires a setback of 3 feet from any side or rear property line opposed to 2 feet. In closing, she expressed the proposed amendment’s purpose was simply for clarification and accuracy.

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

Nolan Getsinger located at 5434 Steele Ave. explained he was in attendance to receive some clarification on a question he had on accessory buildings specifically related to his property. Mr. Getsinger explained his property has a couple of hog sheds which sit exactly on the rear property line and have been there since the 1950(s) and he would like to build a new roof and use them for storage protection. He inquired if they would need to be torn down or relocated.

Member Lott asked if there was grandfather clause for accessory buildings which are already constructed. Clerk Roberts indicated she was unsure, and would have to discuss it further with the Council and get an answer for Mr. Getsinger.

Member Johnson expressed he feels since the buildings were constructed before the code existed he doesn’t see an issue with them remaining in their current location.

Chairman Keyes expressed the word *provided* did not grammatically make sense to her. From her perspective, either *provided* or *however* needs to be removed for it to be clear. In regards to the content of the amendments she did not have any comments.

Member Lott explained there are lots within city limits which are adjacent to the County. His lot happens to be one of them, and when he was constructing his accessory building he discovered the County actually requires more than 3 feet if you are going to build on a lot adjacent to them. He feels there should be a provision outlined which requires homeowners who are adjacent to the County to follow their requirements as well. Additionally, he expressed many of the newer subdivisions have their own covenants and are more restrictive. He feels there should also be a provision outlined which requires homeowners to follow their subdivision covenants if they are more restrictive.

Member Lott outlined a small strip of land which falls within the County and sits directly behind his residence. He further explained it has never been annexed into the City, and he pays taxes on two properties. Chairman Keyes asked Clerk Roberts to follow up with the Council and inquire why the land was never annexed into the City.

Chairman Keyes entertained a motion. Member Johnson moved to recommend the Council approve the proposed changes to Title 11, Chapter 11, Section 6 of the Iona City Code, considering however, the removal of the word *provided* and including provisions which require homeowners to follow county ordinances if their property is adjacent to the County, or if their property falls in a subdivision which has more restrictive covenants. Member Thompson

seconded the motion. All in favor, motion carried.

Reports: Chairman Keyes reported she would like to pick up discussing the Comprehensive Plan during April's meeting.

Member Lott shared he is a soil scientist by trade, and he has noticed there is a section of the Comprehensive Plan on soils which is empty. There is a program which exists that will show all the soil types in the City of Iona, and he is going to attempt to build a report from that program.

Meeting Adjourned 7:10 p.m.

P&Z APPROVED: April 12, 2017

Melanie Keyes, Chairman

ATTEST: _____
Shara Roberts, City Clerk

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