

**PLANNING AND ZONING MEETING  
IONA COMMUNITY CENTER  
OCTOBER 12, 2016 7:00 P.M.**

**PRESENT:** Chairman Melanie Shirling, Member Dee Johnson, Member John Lott, Member Jake Lindsay, Member Shane Harrigfeld, and City Clerk Shara Roberts.

**ABSENT:** None.

**VISITORS:** Tanner Landon, Tyson Landon, and Michael Thompson.

Chairman Melanie Shirling welcomed everyone and Shane Harrigfeld led with the Pledge of Allegiance.

**Approval of Minutes:** Member Johnson moved to approve the minutes for August 10, 2016. Member Harrigfeld seconded the motion. Member Lindsay moved to approve the minutes for September 14, 2016. Member Lott seconded the motion. All in favor, motion carried.

***Items of Business:***

**Discussion of Rehabilitation Center in Commercial Zoning:** Tanner Landon located at 3139 Barnes Way in Iona and Tyson Landon located at 3627 E. Lorna Ave. in Idaho Falls presented interest in purchasing the old mercantile building on Main Street with the purpose of restoring it for a Rehabilitation Center. Tanner Landon expressed before they move forward they wanted to approach the Planning and Zoning Commission and the City Council to gather more feedback and information.

Chairman Shirling explained anything discussed here tonight would be a preliminary discussion only, and a public hearing would need to be held to gather input from the public. Tanner Landon expressed he reviewed Title 11, Chapter 6 of the Iona City Code related to Commercial Zoning and didn't read anything in there that indicated a public hearing was required.

Clerk Roberts explained whenever there is a land issue up for discussion a public hearing could be necessary as it is importance to notify surrounding citizens it could potentially affect, as well as, gather input and feedback from the rest of the population. Tanner Landon expressed he didn't understand why it would require a public hearing if the property is already zoned for a commercial building.

He went on to explain the facility will be a 30-day inpatient rehabilitation center that focuses primarily on drug addiction, but would address all types of addiction an individual might be struggling with. He explained Business People of America (BPA) will fund 100% for some individuals to be able to attend these facilities, and the facility would also work to outline after care so they don't use again upon release. Member Lindsay asked how many individuals could be housed in the facility at one time. Tanner Landon indicated the facility would have space for 12 - 15 individuals.

Chairman Shirling asked what the staffing would consist of. Tanner Landon explained in order to receive BPA funding there are certain staffing requirements that have to be met. Tyson Landon explained there would be 24-hour staffing consisting of doctors, counselor, nurses, etc. The night

shift would consist of one male and one female. During the day shift, in addition to regular staff there would be approximately five to six counselors, nurses, and a doctor who would come in up to 3 times a week.

Chairman Shirling asked if they had a Business Plan they could share. Tanner Landon indicated they did have one, but did not have it with them tonight.

Member Johnson asked what kind of licensing is required for this type of facility. Tanner Landon explained all the licensing would be under the State of Idaho and each of the staff would be required to have their own individual licenses.

Member Lott asked what the risk would be to surrounding neighbors. Tanner Landon responded “next to none”. He explained in order to be BPA funded the facility needs to be housed in a rural low crime area surrounded by a residential area. The residents are not allowed to go out of the facility at night. Tyson Landon explained the closest BPA funded facility is the Walker Center and it is located in Gooding, Idaho.

Member Lott asked what is going to stop someone from leaving the facility during the day or night. Tanner Landon explained if somebody wants to leave they have the right to do so in an inpatient facility because they choose to be there.

Member Lott asked if there was a potential for these individuals to be criminals Tanner Landon explained there is that potential, however, typically they are just individuals who do not have the family support to fight addiction. Tyson Landon expressed it’s really a facility to give people the tools to live in society in a sober responsible manner.

Chairman Shirling asked if they could provide copies of their business plan or if was proprietary. Tanner Landon indicated there are some names on the document regarding licensure, but he could provide most of the information. Member Lindsay asked if they could present their proposal as well to the City Council. Clerk Roberts explained they are already listed on the agenda to discuss this in front of them as well. Member Lindsay explained the Commission can give recommendations, but the City Council will be the ones to make decisions, and expressed from his perspective it is going to need a public hearing.

Chairman Shirling asked Clerk Roberts what the Planning and Zoning Commission specifically has to do with this proposal. Clerk Roberts explained from her perspective the Commission needs to look at the proposal and verify that it follows the zoning code and outline any concerns they may have. Chairman Shirling expressed from what is being presented there doesn’t appear to be any problems related to the zoning. She further inquired if it would require a conditional use permit. Clerk Roberts explained potentially and read Title 11, Chapter 9 the list of conditional use permits which are allowable, but would still require a public hearing. She indicated there didn’t appear to be anything outlined in the code that a rehabilitation center would fall under.

Chairman Shirling entertained a motion. Member Lindsay moved to recommend to the City Council that the Commission has reviewed the initial proposal and it appears to align with the code, but would like to recommend a public hearing. Member Johnson seconded the motion. All in favor, motion carried.

Clerk Roberts verified with Tanner and Tyson Landon if they would be available to attend the City Council Meeting next Tuesday October 18<sup>th</sup>. They indicated they could be and would have a brief written proposal to share. Member Johnson asked Clerk Roberts to follow up with Tanner and Tyson Landon to encourage them to bring a written proposal for the Council.

**Recommendation and Discussion of Michael Thompson to serve on Commission:** Michael Thompson located at 3069 Sawmill Circle approached the podium and explained he moved to Iona in February of 2014 and is employed as a Facilities Manager with Melaleuca.

Chairman Shirling asked why he would like to get involved with the Planning and Zoning Commission. Mr. Thompson expressed he approached the Mayor about how he could start getting involved with the community. He further expressed he just wants to make sure he is aware of what is going on in the community where his children are growing up in and see how he can help lend his services and opinions. Chairman Shirling inquired if his personal workload would cause any issues in regards to the time commitment to sit on the Commission. Mr. Thompson indicated that wouldn't be an issue.

Chairman Shirling entertained a motion. Member Johnson moved to recommend to the City Council that Michael Thompson be appointed to the Planning and Zoning Commission. Member Lindsay seconded the motion. All in favor, motion carried.

**Reports:**

Member Johnson provided a brief report on discussions with Kim Ryan who sits on Bonneville County's Planning and Zoning Commission. Mr. Ryan indicated to Member Johnson that he could start coming to the meetings if he was listed on the agenda to give a report. Additionally, Bonneville's Commission would like to start receiving copies of our agenda to increase two-way communication. Member Johnson will get Clerk Roberts the contact information to start sending copies of the agendas to. Member Johnson also explained Bonneville Commission would like to have Kim Ryan present the information regarding the Area of Impact Agreement directly in a meeting.

Clerk Roberts noted for the Commission in the future when they have a report to give during a meeting they need to contact her to list it specifically on the agenda as it is extremely important the public is aware of all items being discussed. Chairman Shirling informed Clerk Roberts to add the following items to next month's agenda: updates on conversation with Kim Ryan, discussion on comprehensive plan, and the area of impact.

Meeting Adjourned 8:02 p.m.

P&Z APPROVED: November 9, 2016

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Melanie Shirling, Chairman

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