

PLANNING AND ZONING COMMISSION MEETING 6:30 P.M. JANUARY 14, 2009  
IONA COMMUNITY CENTER

PRESENT: Planning and zoning Chairman Bruce Case, members Brad Bateman, Adrian Beazer, Jared Wight, City Clerk Robyn Keyes

ABSENT: Member Roy Hobbs

VISITORS: Lance Ellis, Council member Dan Gubler, John Price

Chairman Case welcomed everyone and led with the Pledge of Allegiance

**Minutes Approved.** P/Z member Wight suggested that we research whether the planning and zoning minutes can be officially approved via email so that City Council can have approved minutes for their meeting. P/Z member Wight made a motion to approve the minutes. P/Z member Beazer seconded the motion. Motion carried, minutes approved.

**Annexation Application.** The annexation/zoning application was reviewed and approved. Annexation paperwork and procedures were discussed and it was agreed that an annexation agreement needed to be created for all annexations and not just the larger developments. P/Z member Wight asked who kept track of the zoning changes on the City maps. P/Z member Case said that the City would have to pay someone to make a new map.

**John Price, Impact Area.** P/Z member Case said that the City approached the County regarding increasing the City's impact area. The County said that before the increase would be granted, the City had to prove that water and sewer service could be provided to the homes within the impact area. Adrian Beazer asked John Price how far the City can expand with its impact area and still be able to provide sewer service to the homes. Mr. Price said that IBSD service area goes north to Panorama Dr., not much farther than Foothill Dr. to the east with the exception of the Blacktail development, west on Telford Rd. to Crowley Rd. Mr. Price said that IBSD is at about 50% capacity. P/Z member Case said that the main concern was that the growth interest for the City was to the east and the City needed to know how far IBSD went. Council member Gubler said that another area of concern was the fact that the Iona Cemetery was not in Iona's impact, but instead part of Ammon's impact. Council member Gubler said that the City wanted to try to stop the encroachment of other cities upon Iona's impact zone. Council member Gubler stated that Steve Serr said that the County would not even entertain the idea of expanding Iona's impact area until Iona can prove that they can provide service to the homes within the proposed increased area. Council member Gubler said that it should be irrelevant if IBSD can provide service to an area of interest for Iona and if a residence is over 300 feet from the sewer line, they are allowed to install a septic system. Council member Gubler said that it should not make a difference to the City of Iona whether a home is on sewer or a septic system, the only thing that the City provides service for is water. Mr. Price said that IBSD has a line that runs down Ammon Road to Beeches Corner. Mr. Price also said that Ammon has annexed Lincoln Road west to Hitt Road. P/Z member Beazer said that

the intent of the City of Iona was to include the area from Panorama Dr. to 1<sup>st</sup> Street. P/Z member Wight said that someone needed to go down to the City of Ammon and begin negotiations regarding impact areas. Council member Gubler said that he will be in a meeting with the City of Ammon and will bring up the cemetery issue. P/Z member Beazer asked if Council member Gubler would like him (Beazer) to also attend the meeting. Council member Gubler said that it was a meeting that P/Z member Beazer could not attend because it was regarding the fire district. P/Z member Wight said that an agreement between the County and the City of Iona needed to be written that clearly stated the zoning laws of the City and when the County is in the City's impact area, those laws needed to be followed. Mr. Price highly recommended that an agreement was a good idea and that IBSD has a memorandum of understanding with the City of Idaho Falls that has been referred back to often in times of disagreements. The cemetery issue will be put on next months agenda.

**AIC Workshop Review.** P/Z member Wight said that he and P/Z member Beazer had watched the planning and zoning workshop that AIC presented and that the slides and a copy of a model ordinance were available online through AIC. P/Z member Wight said that he will go through the existing zoning ordinance for Iona and make comments and recommendations based upon the model ordinance. P/Z member Wight recommended that each member took some time and reviewed the information. Wight also suggested that anyone that could go to the conference in Pocatello on Saturday, February 28<sup>th</sup> should try to attend because it is very informative and essential for staying up to date.

**Commercial Zoning.** P/Z member Case handed out some commercial zoning ordinances from the City of Ammon and suggested that the planning and zoning members take sometime to look them over. P/Z member Case would like to see more clearly defined commercial zoning ordinances for Iona to prevent situations such as an industrial type businesses building right next to a residential zone. P/Z member Case noted one of the features of the ordinance that he thought was useful was a list of businesses permitted within that zone and those businesses also had a conditional use permit so that their business could not evolve into something different from what it was originally. P/Z Wight suggested looking into the possibility that a business that has been grandfathered into the City can not be transferred to a new owner. Council member Gubler said that there is no way that the City can enforce something like that. P/Z member Wight said that it would be worth looking into. P/Z member Wight also suggested creating a land-use table for easy reference when creating different commercial zones. The land-use table issue will be put on next months agenda along with continued discussion for the commercial zones.

**Code Information for New Homeowners.** Clerk Keyes asked the P/Z members to offer suggestions regarding information for new homeowners such as; easement and swale regulations, and on street parking. The members said that they would look through the Code book and come up with suggestions.

**Business License Definition.** Clerk Keyes asked the P/Z members to think about ways to clearly define a business within the City of Iona. Iona requires all business to obtain a

business license. Clerk Keyes was not sure if that would include the people that taught piano from their home or someone that sold firewood from their back yard. P/Z members said that they would think about the definition.

**Windmill Ordinance.** Clerk Keyes said that she was approached by the County, suggesting that the City looked into adopting an ordinance regulating the use of windmills. Clerk Keyes gave the P/Z members information regarding issues with other cities and the height, setback, and noise regulations involved. P/Z member Case said that the way that renewable energy is headed, the City needed to start thinking about what would be allowable. Council member Gubler suggested passing a resolution with the City of Iona stating that no windmills will be built until the investigative issues involving Idaho Falls and the County had been further discussed. P/Z member Case asked if the Council could pass such an ordinance, p/z/ member Wight said that a moratorium can be passed until further information is gathered and an actual ordinance is in place. P/Z member Case suggested recommending to the Council that they put a moratorium in place right away to allow time for research. Clerk Keyes said that many cities and counties are including cell phone towers in the ordinance and calling it a tall structure ordinance. Council member Gubler asked Clerk Keyes to put the windmill issue on the City Council agenda.

P/Z member Wight made a motion to adjourn. P/Z member Beazer seconded the motion. All were in favor, motion carried.  
Adjourned 8:25 p.m.