

PLANNING AND ZONING COMMISSION MEETING SEPTEMBER 9, 2009 6:30
P.M. AT THE COMMUNITY CENTER

PRESENT: Chairman Adrian Beazer, Members; Lance Ellis, Roy Hobbs, Dan Garren,
Substitute Clerk Kathleen Keyes.

ABSENT: City Clerk Robyn Keyes

VISITORS: Public Works Supervisor Zech Prouse, Mayor Brad Andersen

PZ Chairman Beazer welcomed everyone and led the Pledge of Allegiance.

Proposed land development review. Mayor Andersen presented the proposal for residential land development on 55th between 49th East and the LDS Church. The Mayor pointed out that the development would have to comply with either County requirements, or if it were annexed, City requirements, and since it was so close to the City the Mayor encouraged City involvement. Some of the potential problems may be annexation, and water hook-up. Mayor Andersen asked the Planning and Zoning Commission if they were interested in pursuing an agreement with the developer. The Commission members expressed interest in pursuing the proposal and said they would work toward working out the details. The Commission members also questioned how this proposal would benefit the City, and recommended moving forward with a meeting with the developer to better understand the benefits to the City before proceeding.

The Mayor and Supervisor Prouse left the meeting.

Minutes. The minutes were reviewed. PZ member Beazer made a motion to approve the minutes. PZ member Ellis seconded the motion. All were in favor. Motion carried.
Minutes approved

Windmill ordinance. P/Z member Hobbs said he contacted an insurance company asking about windmill liability. The insurance company said they treat the windmills the same as trees. The Commission members agreed that 1/3 of an acre was adequate for a windmill. The Commission will continue working on the ordinance. The Commission agreed to survey City residents to see if a windmill ordinance was necessary, and to gauge public support for windmill use in the City. Once the necessity for an ordinance was clarified, the Commission agreed to develop regulations that would allow windmills on 1/3 acre lots, as this was the dominant lot size in Iona.

Impact area review. The impact area boundaries were reviewed. There was a brief discussion regarding the boundaries.

PZ member Garren made a motion to adjourn.

Adjourned 7:50 p.m.

