Goeken Rezone

On the Commissioners' level on October 5, 2016 at 4:30 p.m., a meeting was held as advertised for the purpose of a Public Hearing in relation to Glenna M. Goeken for rezone from Residential Agriculture RA-1 to Residential R-1. General Location: 750 Amy Lane, Bonneville County, Idaho

Present were Commissioner/Chairman Christensen, Commissioner Staker, Commissioner Radford, Zoning Administrator Steve Serr, and Administrative Assistant Betsy Hanks. No Public Works representative was present. Chairman Christensen conducted the hearing, made introductions, read the legal notice, and outlined the procedures and guidelines for the hearing. He commented that all of the records of the Zoning Hearing will be made part of this record.

Letter from Dean Frickey received prior to this hearing given to Commissioners, Exhibit #1.

Administrator Serr presented the application and pointed out the location of the property on the map. He explained this is a rezone proposal from an RA-1 zone to an R-1 zone. The RA-1 zone minimum lot size is 15,000 square feet and the R-1 minimum lot size is 6,000 square feet. There is RA-1 zone to the west and the south. The proposal is a platted lot on the south end of Mountain View subdivision. The proposal is to split the Goeken lot to allow for another home. There was a similar lot on the east end of Mountain View subdivision re-platted to allow for two homes. There has also been a couple of rezones on the north end of this subdivision. It is not peculiar to increase the density on some of the larger lots by splitting parcels within this subdivision. The Zoning Ordinance does not allow parcels to be split in size to be smaller than the smallest lot so a rezone is required to be able to divide this parcel. The City of Ammon is adjacent to this proposal to the west and they declined to annex as they do not provide services to this subdivision. The Zoning Commission recommended approval of this rezone. There were members of the public who testified at the Zoning Hearing with some in favor and some opposed. No new improvements will be made and all of the roads are existing.

Commissioner Staker joined the meeting.

Chairman Christensen called upon the applicant to present their application.

Kevin Murray, Realtor, 3525 Merlin Drive, representing Mrs. Goeken, stated there will be only one additional home built and it would be on the newly created lot. He explained there is an IBSD central sewer line along LeRoy Drive and IBSD expects the new home to connect to their service. There was an additional limiting factor placed on the rezone approval that the lots must be at least 20,000 square feet. They can construct their own well or consider joining the community well located on a property to the north.

Chairman Christensen called upon the public for any testimony.

There was no public to testify for or against this proposal.

Chairman Christensen called for any additional testimony. There being no additional testimony, Chairman Christensen closed the public hearing and informed those present the Commissioners will review the information and the facts submitted prior to the close of this hearing and a decision will be rendered and posted with the appropriate notice on the Commissioners' agenda. The applicants will be notified of the decision and a copy of the decision will be available through the Planning and Zoning office.

October 5, 2016 Commissioners Minutes