

**CITY OF AU GRES  
ZONING BOARD OF APPEALS  
TUESDAY, OCTOBER 7, 2025  
6:30 PM**

PRESENT: Mayor Jon Sanford, Joe Warr, Dan Heinrich, Jane Barbour, John Popovich

ABSENT: None

ALSO PRESENT: City Manager Dale Wiltse, Eric & Morgan Mackenize, Greg Eaton

**1). CALL TO ORDER**

Meeting called to order by Mayor Sanford at 6:30 p.m.

**2). ROLL CALL**

Roll call noted all members present.

**3). OPEN PUBLIC HEARING**

**MOTION** (Popovich) to open public hearing at 6:32 p.m. to hear comments on non-use variance submitted by Eric & Morgan Mackenzie; support (Heinrich). Motion carried.

City Manager informed ZBOA and audience that Eric & Morgan Mackenzie would like to build an accessory building on the vacant lot across from their home at 1792 Riverside Drive. This is not allowed in our current zoning ordinance to build an accessory building on a vacant lot without a house. Board has allowed in the past if they agree to sell lot with home and position the accessory building on the lot where a residential home could also be built in the future on that same lot.

One letter was received from Greg Easton in favor of the proposed building, along with him being present tonight and voicing his opinion for it.

Eric & Morgan Mackenzie were present tonight and gave their history in Au Gres starting in 2017 where they bought a small cottage at 1720 Riverside Drive. They feel in love with the area and later bought the home at 1792 Riverside Drive in 2020 and moved up here. They don't have enough space to put all their play toys like pontoon, side-by-sides, mowers etc. Would like to convert their current garage at 1792 Riverside Drive into living space, sell the small cottage at 1720 Riverside Drive and built a 40x64 accessory building on the vacant lot across the street from their home. This is consistent with the neighbor since lot next door has an accessory building on a vacant lot.

Wiltse: A non-use variance is granted due to a hardship and not self-created. Need to look at future and long-term impact; zoning ordinance does not allow an accessory building on a vacant lot.

Warr: Would like to see something tie properties together like deed restriction so it does not create a zoning violation. City set a precedence in all other accessory building granted on vacant lots; would like to grant variance but need to agree on size.

Mackenzie: Purchased vacant lot in 2021 and was told at that time from City Hall and their realtor that they would be allowed to build an accessory building on it. Th proposed 40x64 building is 2040 square feet, which is 168 square feet larger than house. Would be willing to stay under house square footage if that is how zoning ordinance reads; choose that size of a building due to size of panels and aesthetically appealing.

Wiltse: City needs to set a standard from this point going forward what the approved size of an accessory building should be since they are not allowed at all in zoning ordinance and need to look to the future.

**5). CLOSE PUBLIC HEARING**

**MOTION** (Popovich) to close public hearing at 7:00 p.m.; support (Warr). Motion carried.

**MOTION** (Warr) to table this variance request until next meting to give time to research and get legal opinion on how to tie properties together and come up with a standard size of an accessory building on a vacant lot; support (Popovich). Motion carried.

**6). OTHER BUSINESS: None**

**7). ADJOURNMENT**

**MOTION** (Warr) to adjourn meeting at 7:01 p.m.; support (Popovich). Motion carried.

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Jon Sanford, Mayor

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LaVonne Pritchard, City Clerk