

**CITY OF AU GRES
ZONING BOARD OF APPEALS
TUESDAY, NOVEMBER 4, 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, Sarah Dettloff

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). MINUTES

MOTION (Warr) to approve October 7, 2025 ZBOA meeting minutes as submitted; support (Heinrich). Motion carried.

4). OLD BUSINESS

Eric & Morgan Mackenzie was present tonight and wanted to address concerns from last month's meeting. From meeting last month, they gathered there are three reasons to not allow their accessory building. (1) not permitted on a vacant lot (2) lots that are separated by a road can not be combined for tax purposes (3) can not prevent primary residence from being built on same lot at a later time. They would be willing to pay all legal fees to write up a contract saying they would not sell their primary residence without selling the accessory building lot together or making them build a new home on accessory building lot if they would sell separately. Handed out a new proposal only asking for 1750 square foot building and allowing a future home to be placed on this lot as well.

City Manager checked with attorney and zoning ordinance reads that a continuous lot does not break for a road and it is not a zoning violation; it is the same lot as primary residence. With that information, primary residence sets standard and accessory building needs to be smaller square footage. Per assessor records, primary residence is 1272 square foot. Morgan Mackenzie did explain that part of the garage (1144 square foot) will be converted into living space, can get City an exact square footage on that. Height is not an issue since they are setting the accessory building further back on the parcel. Would like to build accessory building first to store stuff and then convert garage to living quarters after. City Manager explained that a performance bond would be needed but could make this work. No longer a non-use variance so no longer an action item for zoning board.

City Manager will check with attorney tomorrow on performance bond and get back with the Mackenzie's. Eric & Morgan thanked zoning board for working with them. To highlight what action needs to be taken is (1) Mackenzie's to get a performance bond with a time frame (probably 1 year from date of building permit) to complete both accessory building and converting garage into living quarters; (2) to build accessory building first and allow 14' side walls with maximum square footage of 1500; (3) get City Hall a total square footage number that is to be converted into living quarter of their residence and finish that project after accessory building done but within set time frame; (4) place accessory building as shown on diagram where there is room for a primary residence to be built at a future date; (5) to only sell primary residence (parcel #200-032-000-001-01) with accessory building lot (parcel #200-034-000-040-00) or if wanting to sell vacant lot only, the potential new buyer's would have to build a home on it.

5). NEW BUSINESS: None

6). ADJOURNMENT

MOTION (Warr) to adjourn meeting at 7:07 p.m.; support (Barbour). Motion carried.

Jon Sanford, Mayor

LaVonne Pritchard, City Clerk