

Rigby Planning and Zoning Commission

Minutes of the Meeting

November 10, 2022

Chairman Stowell called the meeting to order at 7:10 p.m.

The chair asked for roll call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Absent

Commissioner Cowley- Present

Commissioner Belk- Present

Commissioner Kifer Present

P&Z Administrator- Present

Attorney Dunn- Absent

The pledge of allegiance was led by Commissioner Stowell.

Commissioner Kifer: Motion to approve the minutes.

Commissioner Cowley: Seconded the motion.

Commissioner Stowell (Chair)- Yes

Commissioner Cowley- Yes

Commissioner Belk- Yes

Commissioner Kifer- Yes

Motion Carries.

Public Hearing:

Zone Change/ Zone Map Amendment/ Applicant City of Rigby/ Parcels RPA00000139316 and RPA00000139318/ Property address North side of Hwy 48 where it intersects South 5th West/ Zoned Multifamily proposing Commercial.

Planning and Zoning: There was a letter enclosed in your packets from the last meeting. Just making sure everyone had a chance to read it.

Ione Hanse Planning and Zoning: The City of Rigby is asking to rezone the property along highway 48 along with a small parcel to the north. The parcel is zoned multifamily, and the city is asking to rezone the property as commercial. This will bring it in compliance with the use of the property.

Anyone signed up to speak:

In favor:

Neutral:

Drew Miller: I have talk with several of the neighbors and we don't have problem with the commercial zoning. Some of the neighbors are concerned about the traffic, dust, lights shining into the windows, and noise from the diesel engines late at night. If I owned a commercial business, rightly the city would ask me to pave the parking lots. We are simply asking the city to do the same. I would like it brought up to Silica Regulation. Take it in consideration and do it right.

Jody Yancey: If this is going to be changed to commercial, take in consideration the people that live in that area and do it right.

Apposed:

Rebuttal: No rebuttal

Closed the meeting:

Planning and Zoning: I talk with Mitch Bradley (Public Works) there was a bid to fix the road, but it has been put on hold. They have been talking about developing this parcel but nothing currently. Commissioner discussed the parcel is being used as commercial. The city is leasing some of the property to INEL Idaho National Engineering Laboratory for bus parking and the rest of the property is being used by public works. Where the INEL is just leasing the part of the parcel I can't see making the city pave the parking lots. Especially where the use could change. In the future there could be more building on this parcel. Commissioner Stowell asked how the lights from the cars been an issue? "Yes" The INEL business run early in the morning and worker are arriving all hour of the day and Highway 48 is a busy road. They don't think it cost affective to bring it the parcel up to Silica Regulation until we know what is going to happen with the road and parcel. Commissioner Cowley as far as I know the city has a lot of interest in straightening the road. Maybe make condition when the road is straightened.

Motion:

Commissioner Kifer made a motion to recommend the zone change to council from multifamily to commercial and when the road is fixed make sure it meets Silica Regulation.

Commissioner Belk second the motion.

Roll Call:

Commissioner Stowell- Yes

Commissioner Kifer- Yes

Commissioner Cowley- Yes

Commissioner Belk- Yes

Motion Carries.

Work Meeting: There was a short discussion about Comprehensive Plan and where to add R-2 and R-3 zoning to the comprehensive plan map. The commissioners ask for a larger map and will meet later. They were no decisions made.

Motion:

Commissioner Cowley: Motion to adjourn.

Commissioner Belk: Seconded the motion.

All in favor: Motion Carries.


Meeting adjourned at

8:06 p.m.



Dan Stowell, Chair

ATTEST:


Lone Hansen, Planning Zoning