

Rigby Planning and Zoning Commission

Minutes of the Meeting

August 11, 2022

Chairman Stowell called the meeting to order at 7:02 p.m.

The chair asked for roll call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Present

Commissioner Cowley- Present

Commissioner Belk- Absent

Commissioner Kifer Present

P&Z Administrator- Present

Attorney Dunn- Absent

The pledge of allegiance was led by Commissioner Stowell.

Commissioner Sutherland: Motion to approve the minutes.

Commissioner Kifer: Seconded the motion.

Motion Carries.

Public Hearing:

Preliminary Plat/ Final Plat/Conditional Use Permit / Kartchner Homes/ Address approx. 356 North 3800 East/ Proposing 148 Single Family R/1, R/2 zoning and 96 Multifamily R-3 zoning.

There was no one here to present. They will need to reapply.

Zone Change/ Eagle Rock Engineering and R & S Peterson Comm. / Address approx. 190 North 5 West/ Proposing 11.279 acres of R-2 zoning and 19.225 acres of R-3 zoning.

Kurt Roland with Eagle Rock Engineering presented for R & S Peterson. This property is R-1 zoning. They are asking to rezone 11.279 acres to R-2 twin home or side by side homes, along with 19.225 acres R-3 multifamily. This meets city code and complies with the comprehensive plan. There is R-2 to the south and R-2 to the west. There is a buffer of R-2 next to the single-family dwelling.

Anyone signed up to speak:

In favor:

Neutral:

Apposed:

Commissioner Stowell readied in two letters. Exhibit A and Exhibit B

There were several signed up to speak against to the zone change. Some of their concerns were the traffic, impact on the schools, safely for their families, if this will this be low-income housing, infrastructure, lift station, sewer, and water. Will there be a road study? What about a traffic light on highway 48? Who pay for the upgrade, I hope the developers pays for all the upgrades. They don't take care of the property now there weed are a fire hazard. This is zoned R-1 single family dwelling; we would like to see it left R-1. We don't need more multi family dwelling at least not in this area. It is surrounded by single-family dwelling.

Public works Mitch Bradley: As far as the septic system yes, the city can hand the extra. The road, 5 West need to be straightened out and the city is aware of the changes that are needed. As far as the upgrades the developer will pay for all the upgrades.

Rebuttal: Kurt Roland: To answer some of your questions. If the zone change is approved, the city requires a road study at the platting stage. This project fits the zoning, it contagious to R-2 with the R-3 in the center of the lot.

Kip Manwaring: When you buy property you can change zones. Traffic is not part of the zoning. This meets the comprehensive plan and city zoning. It is contiguous to R-2 zoning now and fit this area. As far as low-income house, the Comprehensive Plan encourage the availability of affordable housing to all economic segments of the population along with, promoting a variety of residential densities and housing type. The Comprehensive Plan ensure land use policies do not violate private property rights. The policy also ensure land use action decisions and regulations will not cause an unconstitutional taking, all action must comply with Idaho code 67-8003. Additional ensure land use regulation actions and decision making will adversely impact property.

Closed Hearing

Commissioners: The commission don't like the high-density housing. We don't need to approve more high-density houses. The high-density just doesn't not fit this residential area There is storage units to the west and several housing developments to the north and east. It fit the Comprehensive Plan but does not fit the comprehensive plan map.

Motion:

Commissioner Sutherland: Motion to deny the application. Reason for denial, it doesn't fit the comprehensive plan map.

Commissioner Kifer: Second the motion.

Roll Call:

Commissioner Sutherland- Denied

Commissioner Kifer- Denied

Commissioner Cowley- Denied

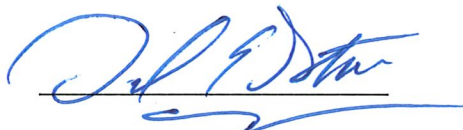
Motion Carries.

Commissioner Cowley: Motion to adjourn.

Commissioner Sutherland: Seconded the motion.

All in favor: Motion Carries.

Meeting adjourned at 8.50 p.m.



Dan Stowell, Chair

ATTEST:



Lone Hansen, Planning Zoning