

Rigby Planning and Zoning Commission

Minutes of the Meeting

June 9, 2022

Chairman Sutherland called the meeting to order at 7:14 p.m.

The chair asked for roll call:

Commissioner Stowell (Chair)- Absent

Commissioner Sutherland- Present

Commissioner Cowley- Absent

Commissioner Post- Present

Commissioner Belk- Present

Commissioner Campbell Present

P&Z Administrator- Present

Attorney Dunn- Present

The pledge of allegiance was led by Commissioner Sutherland.

Commissioner Belk: Motion to approve the minutes.

Commissioner Post: Seconded the motion.

Motion Carries.

Commissioner Sutherland: Read the Staff Report and Planning and Zoning.

Robin Dunn: Explained the process for the public hearing processes.

Planning and Zoning: Robin I was told we can only take new information. Where there were many changes will the public be able to speak?

Robin Dunn: We don't need to hear comments from the previous meeting but, will take comment on the changes.

Public Hearing:

Annexation & Zone Designation/ Southgate Properties/Accelerated Capital LLC. / Address approx. 455 North 4000 West and 445 North 4000 West / Proposing 15.69 acres of

Commercial /8.88 R-1 acres/ 5.72 acres of R-2 Duplex-Twin Homes/ 24.22 acres of R-3 Condo- Apartment.

Kurt Roland Eagle Rock Engineering: I am representing on behalf of Southgate Properties and Accelerated Capital LLC. We are requesting a re-zoning and annexation of these properties. We are looking to annex into the city and are asking for 18.47 acres of commercial, 8.88 acres of R-1 which is along East 460 North, 5.72 acres R-2, and 24.22 acres of R-3.

Commissioner Belk: Would you clarify the commercial acres.

Kurt Roland: 15.69 acres of Commercial. If you have any question, I would like to answer them at this time. The major difference is the R-1 zone.

Commissioner Post: There also difference in your R-3. It was 12.07 and now there 24.22.

Kurt Roland: Yes

Anyone signed up to speak:

In favor:

Neutral:

M.D Heath: When annexing into the city it gives access to the water and sewer. The applicant should pay all the fees for the new development. The city resident should not be hit with higher fees. The developer should pay for the enlargement of the sewer and water and every additional expense.

Apposed:

There was several that spoke opposed. Exhibit 1.

Speaking against the annexation and zone designation.

Concerns were:

- They talk about layering the R-1, R-2 and R-3 zone. R-1 next to commercial where the layering and buffering? Who would want to live or build a home in the R-1 zone next to the commercial zone?
- There is a larger section of R-3 housing. Is a necessity for this many apartments?
- Can the city sewer plant handle all this new development? Will this make the sewer and water bill go up?
- What about the safety of the residence and the taxes?
- The city is not following the impact agreement. Is this in the impact area?
- What type of commercial will be built? Will there be more tin building?

- There will be an impact on the roads. There will be a lot of traffic. This road already an issue. The road just cannot handle this much more traffic.
- There allows access on 460 North.
- The noise will increase and concerns about children safety will arise.
- The lighting in the commercial zone.
- 911 services. This will increase the crime and pollution.
- The school and the impact on the buses.
- There's powerlines that will need to be addressed.
- The ditches and, canals will be affected.
- This is more than a minor change. It is not just the R-1 zone that has been changed, the commercial has along with adding more R-3 zoning.

With all the changes this is a new plan, that is not very well thought out. This is not smart annexation and zoning designation. This is very poor planning. It needs to be left R-1. There's been a lot of people show up and they are all against this development.

The Planning and Zoning Commissioner: The Planning and Zoning office received several letters. The commissioners read the letters. Exhibit 2

Rebuttal: No rebuttal

Closed Hearing:

Commissioner Sutherland was surprised about no rebuttal. Commissioner Campbell there's no point for rebuttal. Planning and Zoning Commissioners discussed the R-1 buffer along 460 North. There is a larger section of R-3 with no buffers. This is a poor plan. They have the right to develop their land. This meets the requirement of the city code. We do hear you, but there are rule we must follow. Whether we like it or not, but if we don't follow our own rule, we will be concerned the good old boy system. Rigby Lake road need work regardless of if this development goes through or not. R-1 does not bring in the tax revenue to build more schools commercial does. This type of development helps with taxes and help build those new school.

Mitch Bradley City of Rigby Public Works: Number one I can't address the roads, until we have a traffic study. My understanding this is an annexation and zone designation only. My concern is, if this is left in the county there going to accept it, why wouldn't they. Then it wouldn't be built to city specs. The city has a higher standard, curb, gutter, sidewalk, etc. That is why we did the area of impact, so they have built to a higher standing.

Commissioner Belk: Motion to recommend approval of the Annexation and Zone Designation of Southgate Property and Accelerated Capital LLC for R-1, R-2, R-3, and commercial zoning along with amend the Comprehensive Plan and Comprehensive map on said property.

Commissioner Post: Second the motion.

Commissioner Sutherland- Chair

Commissioner Belk- Yes

Commissioner Post- Yes

Commissioner Campbell- Yes

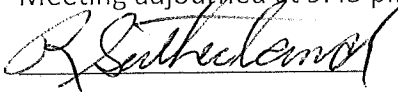
Motion Carries.

Commissioner Belk: Motion to adjourn.

Commissioner Post: Second the motion.

All in favor: Motion Carries.

Meeting adjourned at 9.45 p.m.



Rex Sutherland, Chair

ATTEST:


Tone Hansen, Planning Zoning