



**City of Rigby
Planning and Zoning Meeting
March 14, 2013
7:00 p.m.**

Chairman Orme called the meeting to order at 7:02 pm.

Melodie Halstead conducted roll call. Those present were: Commissioner Carpenter Chairman Orme, Commissioner Richardson and Commissioner Warner. Also present was: Melodie Halstead, Planning and Zoning Administrator. Absent were: Commissioner Bennett and Commissioner Brown.

Old Business

No old business.

New Business

Official Zoning Map - Public Hearing

Melodie Halstead, Planning and Zoning Administrator presented the facts associated with this public hearing.

Chairman Orme opened the public hearing.

Support: none

Against:

Ed Bloxham 3845 E. 100 N.

Mr. Bloxham has an interest in some property on W. 2nd South. The property is surrounded by existing commercial uses. Mr. Bloxham feels that the entire property should be changed to commercial zoning to comply with the way that the property is currently being used.

Darwin Dinsdale 449 W. 1st N.

Mr. Dinsdale submitted a letter (Exhibit PZ-2). Mr. Dinsdale stated that his letter covered the majority of his concerns. Mr. Dinsdale's main concern involves the area that is east of 5th West between 1st North and Highway 48. Mr. Dinsdale had a copy of the petition that was signed by several of his neighbors January 2011, but he did not submit it for the record.

Robin Dunn, City Attorney, clarified that he does not own any property in this area, nor does he have any interests to purchase any property in the area.

Chairman Orme stated that Mr. Dunn does not have any voting rights on this board and he is here in an advisory capacity only.

Robin Dunn, explained the law suit that deals with this area.

DeAnna Dinsdale 449 W. 1st N.

Ms. Dinsdale asked why the property located in the area of 5th West and Highway 48 was zoned R-2 in the first place? Then she provided a brief history of the property. Mrs. Dinsdale stated that the property was given to the City in 1947.

Commissioner Warner moved to include the property around the Armory as Commercial in the "Official Zoning Map". A member of the audience asked to testify. Commissioner Warner withdrew his motion.

Neutral:

Rick Bingham 366 W. 1st S.

Mr. Bingham stated that he was on the Planning and Zoning Commission in 2003-2004 and the entire mapping system was updated at that time.

Robin Dunn explained that was the common assumption; however the documentation confirming those actions could not be located. Therefore, we are going through this process now to rectify this situation.

Public hearing will remain open for additional testimony on the two additional modification areas. Public hearing will continue on April 11 at 7 p.m.

Questions:

Motion:

Commissioner Richardson moved to send the "Official Zoning Map" to the City Council with the correction of removing the R-2 area that is east of 5th West between 1st North and Highway 48 that was incorrectly marked on the zoning map, and leave everything else as identified on the map. Following Commissioners discussion, Commissioner Richardson withdrew his motion.

Commissioner Richardson moved to recommend approval of the "Official Zoning Map" to the City Council with the correction of removing the R-2 area that is east of 5th West between 1st North and Highway 48 that was incorrectly marked on the zoning map, and leave everything else as identified on the map. And to hold an additional public hearing on April 11, 2013 with the property owners within 300' of the southeast corner of W. 3rd North and N. 4th West and the area west of the armory to receive public hearing notices. Commissioner Warner seconded the motion. A roll call was conducted: Commissioner Carpenter – Yes, Commissioner Richardson - Yes, Commissioner Warner – Yes. Motion passed unanimously.

R-2 Text Amendment - Public Hearing

Melodie Halstead, Planning and Zoning Administrator presented the facts associated with this public hearing.

Chairman Orme opened the public hearing.

Support: none

Against:

Darwin Dinsdale 449 W. 1st N.
Declined to testify. Signed up for the wrong public hearing.

DeAnn Dinsdale 449 W. 1st N.
Declined to testify. Signed up for the wrong public hearing.

Pam Cardwell 579 W. 1st N.
Declined to testify. Signed up for the wrong public hearing.

Rick Bingham 336 W. 1st S.
Mr. Bingham asked for additional clarification concerning the intent of the R-2 zoning on W. 1st South. Chairman Orme explained that this public hearing was not rezoning any property to R-2, but was modifying the language that addressed all new developments that would occur within the R-2 zone. Mr. Bingham did not have any objections to the text amendments.

Bill Hunting 245 Ramona Ave
Mr. Hunting asked if one of his neighbors had submitted an application for a multi-family dwelling complex on an extra large lot in his area. Chairman Orme and Melodie Halstead indicated that the City has not received any applications, nor have we heard about any projects in that area at this time.

Chairman Orme closed the public hearing at 8:14 pm.

Questions:

Commissioner Richardson read the Brett Simms letter that was included in the P & Z packets, which addressed some possible commercial ventures that may be appropriate for the R-2 zone such as conference and meeting facilities, indoor multi-purpose facilities, community theater/dance studio, recitals, reunions, weddings, receptions, and birthday party facilities. Commissioner Warner stated that he was not comfortable with allowing a community event center in R-2 unless there was a SUP permit process.

Commissioner Carpenter stated that colleges and schools would be an appropriate use within an R-2 zone as long as parking and traffic standards were addressed. Chairman Orme stated that schools and colleges would be required to have a SUP.

There was a lengthy discussion concerning the minimum width of roads. Mrs. Halstead presented the width of Caribou and Stockham roads. The Commissioners agreed that the minimum road width should be sixty-eight feet (68') road-right-of-way to accommodate a 48' driving surface, 5' sidewalks and 3' buffer/landscape strip for snow storage.

Motion:

Commissioner Richardson moved to recommend approval of the R-2 Zoning Amendment with the modifications of sixty-eight feet (68') road right of way to accommodate a 48' driving surface, 5' sidewalks and 3' buffer/landscape strip for snow storage, combine boarding/lodging/rooming house with a special use permit, and remove playground requirement from churches to the City Council.

Commissioner Carpenter seconded the motion. Motion passed unanimously.

Administrator's Report

Melodie Halstead, P & Z Administrator, took a picture of the Planning and Zoning Commission. Mrs. Halstead informed the Commission that Commissioner Sites resigned, since he has not lived within city limits for 2 years. He will be eligible to be reappointed in August 2013.

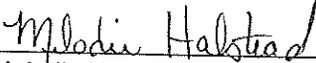
Minutes – February 7, 2013 Meeting

Since Commissioner Richardson was the only member that was present at both the February meeting and the March meeting the minutes could not be approved.

Meeting Adjournment

Commissioner Richardson moved to adjourn the meeting. Commissioner Carpenter seconded the motion. Motion passed unanimously. Meeting adjourned at 9:25 pm.

Submitted by:



Melodie Halstead, AICP
P & Z Administrator

4-11-13
Date

Approved by:



Val Orme, Chairman,
Planning & Zoning Commission.

4/11/2013
Date