

**City of Rigby**  
**Planning & Zoning Commission Minutes**  
**February 12, 2015**  
**7:00 pm**

Vice Chairman, Heath Treasure, called the meeting to order at 7:09 pm.

John Bingham, Planning & Zoning Administrator, called the roll. Those present were Commissioner Belk, Commissioner Bennett, Commissioner Berrett, Commissioner Finlayson, Commissioner Moore, and Vice Chairman Treasure.

Also present were John Bingham, Planning & Zoning Administrator, and Bronson Herrera, Student Intern.

**Old Business**

January 7, 2015, Planning & Zoning Commission Meeting Minutes.

Commissioner Berrett moved to approve the minutes of the January 7, 2015, Planning & Zoning Commission Meeting **as corrected**. The motion was seconded by Commissioner Finlayson. The motion was approved by a 6 to 0 vote.

The corrected paragraph of the January 7, 2015, Planning & Zoning Commission Meeting Minutes is the last paragraph of page two as follows:

*Commissioner Moore moved that Commissioner Heath Treasure serve one year as Vice-Chairman of the Planning & Zoning Commission. Motions was seconded by Commissioner Bennett. Motion passed by vote of six in favor, none opposed, Commissioner Treasure abstained from Voting.*

**New Business**

Two topics were presented by City Staff for discussion only. No action was expected or taken by the Commissioners on these two items.

The first item for discussion was presented by Student Intern Bronson Herrera.

The current City Code makes no distinction between Heavy Industries and Light Industries. The current Rigby City Code allows two specific types of Light Manufacturing or Light Industries as permitted uses in the Commercial Zone.

These deficiencies are addressed in this report by creating separate Heavy and Light Industrial Zones – dividing the current “permitted uses” in the current Industrial Zone into these two separate categories. The two “permitted industrial

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uses” in the Commercial Zone are removed and placed in the list of permitted uses in the proposed Light Industrial Zone. These two properties in the Commercial Zone would be allowed to remain as pre-existing non-conforming uses.

A most important provision of separating the Light Industrial Uses from the Heavy Industrial Uses is contained in this report: **“The heavy industrially zoned areas may not be placed next to R1, R2, or C zoned areas.”** (This was taken from the City of Rexburg Code.)

The second and last ‘discussion only’ item on the agenda is a proposal to enlarge the industrial zone east of the rail road tracks – between Highway 48 on the south and East 400 North – into a 280 acre Rigby Industrial Park.

One property owner of 54 acres of land in this area outside the city limits, Richard Jacobson, was invited to share his comments and questions with the Planning Commissioners. He wanted to know the difference in his property taxes now, based upon an R-1 zone in Jefferson County, with the proposed Industrial Zone land inside the City Limits.

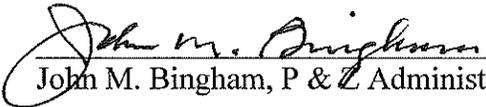
Staff was directed to obtain these answers and share them with Mr. Jacobson.

**Administrator’s Report**

None

**Meeting Adjournment**

Commissioner Bennett moved to adjourn the meeting; Commissioner Moore seconded the motion and the meeting was adjourned by unanimous vote at 8:33 pm.

  
John M. Bingham, P & Z Administrator

Date: 3.16.15

  
Reed Williams, Chairman  
Planning & Zoning Commission

Date: 3.16.15