

Rigby Planning and Zoning Commission

Minutes of the Meeting

July 9, 2020

Call to order:

Chairman Stowell called the meeting to order at 7:08 p.m.

Roll call:

Comm. Stowell- Present

Comm. Ellsworth- Present

Comm. Sutherland- Present

Comm. Wilder- Absent

Comm. Warner- Absent

Comm. Cowley- Present

P&Z Administrator- Present

Attorney Dunn- Absent

The pledge of allegiance was led by Chairman Stowell.

Approval of the June 11, 2020 Meeting

Commissioner Cowley: Motion to approve the minutes with corrections.

Commissioner Sutherland: Second the motion.

Motion carries.

Approval of the June 25, 2020 minutes.

Commissioner Cowley: Motion to approve the minutes with corrections on page three (3).

Commissioner Sutherland: Second the motion.

Motion carries.

Public Hearing:

Preliminary Plat/ Greg Nelson/ Ray Peterson/ Sugarmill Estate appx. address East 400 North zoned R-1, proposing single family dwellings.

This item was table at The Planning and Zoning meeting held on 6/11/2020. The Planning and Zoning commissioner asked for additional information, traffic flow, letter from canal company, waterline, pond and would like to see bigger lots.

Planning and Zoning administrator. I did get the information that the Planning and Zoning commissioner ask for. The speed study (Exhibit# 1), letter for Jefferson County Road and bridge (Exhibit #2) and an email from the canal company (Exhibit #3). I would like to turn the time over to Mitch Bradley (Public Works).

Mitch Bradley (Public Works): There a few issues with this plan. The main issue is the cult de sacs, I do not like them. We visited with the County and the Mayor and we would like them to redraw the plan with two (2) access on East 400 North. The city is willing to help with the second bridge and street. It will be easier for the city to maintain and maintenance. I spoke with Greg Nelson/ Sugarmill and they are willing to redraw the plans.

Kurt Roland: Yes, we will redraw the plat.

Commissioner Sutherland: This will be better for emergency access and traffic flow.

Commissioner Ellsworth: Where will the road come out?

Mitch Bradley (Public Work): There would be two (2) access on to 400 North.

Commissioner Sutherland: Is there an issue with the water?

Mitch Bradley (Public Works): No, we have worked it out with the applicate. They will be larger lines.

Commissioner Sutherland: Would like to see bigger lots. Please take in concertation of the size of the lots surrounding the Subdivision.

Commissioner Stowell: I agree with Mr. Sutherland. The west side lots are smaller compared to the other lots.

Commissioner Cowley: Why are the lots along the west side so small?

Kurt Roland: Most of the lots are larger than what is required. Bigger lots cost more money. It just how the land is laid out and where we tied into the existing road. We are trying to keep the road as straight as possible.

Commissioner Sutherland: Strongly suggest larger lots. I realize this make City Code, but this is the bare minimum for lot size. I think some time common sense should be considered. I do not like it.

Commissioner Stowell: I agree with Mr. Sutherland. You are a developer and I realize you need to make money. I know you are trying to get affordable homes but maybe there a better area. These are larger home and larger lots that are already developed in this area. I am not a developer, but larger lots and larger homes sell for more money. I think that would make the community a lot happier.

Planning and Zoning Administrator: I did check with the Jefferson County Assessor office and compared the square feet with some of the surrounding home. This home would be in comparison with the surrounding homes. I also looked at the lot sizes. In the Delbert Call Subdivision, the frontage is about seventy feet (70"). This lots compare but the lot along the west side are larger lots then what he is proposing.

Greg Nelson: This home will be selling between two hundred fifty thousand dollars (\$250,000.00) to three hundred twenty-five thousand dollars (\$325,000.00). The square footing is sixteen hundred square

feet (1600") to twenty-two hundred square feet (2200"). There are bigger homes. It is hard to find a home under three hundred thousand dollars (\$300,000.00) in Jefferson county.

Commissioner Stowell: We apologize we have had a lot of developers coming in trying to build affordable housing.

Commissioner Crowley: Concern with the lot sizes.

Commissioner Sutherland: Will these homes have basement?

Greg Nelson: Some might have a basement.

Commissioner Sutherland: I was wondering because of the water table?

Greg Nelson: Some will be two stories. We will be paying about six hundred thousand dollars (\$600,000.00) to the city for sewer and water hookup fees. That is quite a bit of money.

Commissioner Sutherland: Please take in consideration the surrounding neighborhood.

Commissioner Stowell: Any other questions?

Mitch Bradley (Public Works): On behalf of the applicate. They have been great to work with and done everything we have asked.

Commissioner Stowell: Would we like to have a special meeting?

Planning and Zoning: That up to the Planning and Zoning commissioner. It will need to be reopen for public input.

Commissioner Stowell: We will advertise and hear this August 13, 2020.

Closed Hearing:

Motion:

Commissioner Sutherland: I will make a motion to table and re advertise for the August 13,2020 meeting.

Commissioner Cowley: Second the motion.

Motion: Carries

Adjournment:

Motion to adjourn: Commissioner Sutherland

Second the motion: Commissioner Cowley

Motion carries:

Meeting adjourned at 8:25 p.m.

Dan Stowell, Chair



ATTEST:



Lone Hansen, Planning and Zoning