

Rigby Planning and Zoning Commission

Minutes of the Meeting

May 12, 2022

Chairman Stowell called the meeting to order at 7:04 p.m.

The chair asked for roll call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Present

Commissioner Cowley- Absent

Commissioner Post- Present

Commissioner Belk- Present

Commissioner Campbell Absent

P&Z Administrator- Present

Attorney Dunn- Present

The pledge of allegiance was led by Commissioner Stowell.

Commissioner Stowell: Motion to approve the minutes.

Commissioner Sutherland: Seconded the motion.

Motion Carries.

Public Hearing:

Annexation & Zone Designation/ Southgate Properties/Accelerated Capital LLC. / Address approx. 445 North 4000 West and 445 North 4000 West / Proposing 28.892 acres of Commercial / 5.888 acres of R-2 Duplex-Twin Homes/ 22.512 acres of R-3 Condo- Apartment.

Commissioner Stowell (Chair): Read the staff report and finding and facts.

Kurt Roland Eagle Rock Engineering: I am representing on behalf of Southgate Properties and Accelerated Capital LLC. We are looking to annex into the city and are asking for 28.892 acres of commercial, 5.888 acres of R-2, and 22.512 acres of R-3. We have met with the City Planning and Zoning and Public Works Department. We have done studies on these parcels. It fits within the Comprehensive Plan and meets City Code. I stand corrected it follows all City Codes. Do you have any questions for me?

Anyone signed up to speak:

In favor:

Kurt Roland: Represented the applicant.

Jesse Byram: Did not show.

Neutral:

Clark Miller, president of the Board of Directors for the North Irrigation and Canal Company. Read in their concerns. Exhibit 1

Wayne Hill: Concerned about traffic. Will there be a road study on Annis Hwy?

Opposed:

There were several that spoke opposed. Exhibit 2.

Most of their concerns were the road, traffic, value of their homes, commercial zoning next to R-1, impact on the school, water system and sewer plant. Will there be a road study and what is their plan for the commercial area? Adding all these apartments will all the kids play? They would like the parcel to stay zoned R-1. Some talk about a roll of R-1, then R-2, followed by R-3, lastly commercial. With the R-1 along East 460 North, but the majority would like to see the parcel remain R-1. The road is already overcrowded and what about the two narrow bridges? This is a dead-end road into Rigby Lake. In the summer the cars are already backed up. It makes it hard for the homeowners in this area to get to and from work. The road needs to be wider, and another lane should be added. There are a lot of nice homes in this area and adding commercial next to them will bring down the value of their homes. Concerned about the safety of the kids and the overcrowded schools. The city is already concerned about the sewer plant,

can the city handle all the extra home and commercial. The parcel is zoned R-1 single family dwelling, why are they allowed to annex into the city and change the zoning? These parcels is zoned R-1 in Jefferson County and needs to be left R-1 zoning. This city is a bedroom community with Idaho fall and Rexburg so close. The city needs to slow down, and we need smart growth.

The Planning and Zoning Commissioner: The planning and Zoning office received several letters. The commissioner read in the letters. Exhibit 3

Mitch Bradley City of Rigby Public Works: There is commercial all around these parcels and when you annex into the city your allowed to ask for a zone change. They are required to have 30% of green space in the R-3 zone. When you annex into the city you are required to build to city code, and it is a lot stricter than the county. Yes, they will have to do a road study, at the platting stage. As far as the sewer plant, the city has been working on have the plant so yes, they can handle the new growth.

Rebuttal: Kurt Roland Eagle Rock Engineering: Yes, there will be a traffic study, but it come during the platting stage. The contract will need to put inside walk, curb and gutter. This parcel is contiguous to commercial and fit this area.

Closed Hearing:

Planning and Zoning Commissioners discussed the change that are coming to Rigby and the growth. All we can do is try to do are best and follow the city code. We listen to all your concerns and see the struggle of the infustructure and the over crowd at the school. The city code allows R-1 next to commercial and they have layered the R-2 and R-3 zoning. Commissioner Sutherland: I strongly suggest that you think about what you have heard this evening and take in consideration of what been said. As a developer and be a good neighbor. Brad Picket and Devin Dial ask to speak. The commission allowed comment.

Brad Pickett: I own Southgate properties. I want to be a good neighbor. We are not sure what will be build on the commercial area, but we see a need for commercial in Rigby. This is a good area for commercial there is already commercial in the area and it right off the main Highway. What would you like to see?

Devin Dial: Ownes Accelerated Capital and grew up in the City of Rigby. We don't want to be bad neighbors. We are open to suggestion.

The crowd yelled out leave it R-1 zoning.

Commissioner Stowell: No more comment. We could talk about this all night any motion.

Commissioner Sutherland: Made a motion to table the Annexation and Zone Designation and to bring back a new drawing with R-1 zoning along East 460 North, then a roll of R-2 zoning, followed by R-3 zoning and then the commercial zone.

Commissioner Belk: Second the motion.

Commissioner Stowell- Yes

Commissioner Sutherland- Yes

Commissioner Belk- Yes

Commissioner Post- Yes

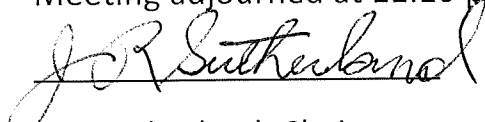
Motion Carries.

Commissioner Sutherland: Motion to adjourn.

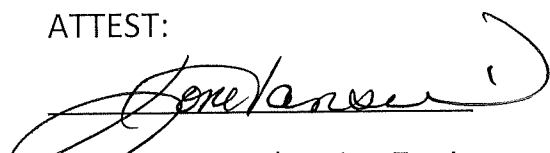
Commissioner Post: Second the motion.

All in favor: Motion Carries.

Meeting adjourned at 11:10 p.m.


Rex Sutherland, Chair

ATTEST:


Lone Hansen, Planning Zoning