



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

Chairman Williams called the meeting to order at 7:00 pm.

Chairman Williams turned the time over to Connie Jo Moore, new Planning & Zoning Commissioner, to introduce herself. Chairman Williams then swore her in as the newest Planning and Zoning Commission Member and presented her with the oath.

Melodie Halstead conducted roll call. Those present were: Commissioner Bennett (arrived at 7:10), Commissioner Berrett, Commissioner Brown, Commissioner Moore, Commissioner Richardson, Commissioner Warner (arrived at 7:15), and Chairman Williams. Also present was: Melodie Halstead, Planning and Zoning Administrator and Robin Dunn, City Attorney. Absent was: none.

A quorum was declared and the meeting was continued.

Old Business

None

New Business

None

Minutes – September 12, 2013 Meeting

Commissioner Berrett moved to approve the September 12, 2013 minutes as written. Commissioner Richardson seconded the motion. Motion passed unanimously.

Comprehensive Plan Work Session - Jeff Patlovich – All Idaho Land Consulting

Jeff Patlovich with All Idaho Land Consulting turned the floor over to Dr. Richard Gardner. Dr. Gardner is an economist consultant that Jeff Patlovich hired to complete the Population and Economic Chapters of our Comprehensive Plan.

Dr. Gardner presented the Population chapter. Dr. Gardner stated that the City of Rigby's current population is 4,016. In the last thirty years, the cities population has been steadily climbing at a varying rate between 2% to 32%. Dr. Gardner predicts that the city will continue to grow at approximately 3% over the next five years. Dr. Gardner also stated that the largest population segment is in the 18-34 year olds, which increased 601 people. The next largest increase is in the under 18 category, which increased 170 people. The 65 years and over category decreased by 37 people over the past 11 years. Dr. Gardner shows the City of Rigby's per capita and median household incomes for 2011 are considered extremely low when compared with the state of Idaho and the United States average. Dr. Gardner stated that the presences of BYU-Idaho students who live off of student loans may be a reason for these numbers being so low.

Dr. Gardner presented the Economic Development chapter. Dr. Gardner stated that the City of Rigby is not dependant upon any single industry. Local, State and Federal public entities employ 1,020 of the 1,253 jobs within the county. The private employment base for the city is Agriculture 0.3%, Manufacturing 16.8%, Construction 10.4%, Retail & Wholesale Trade 16%, and Tourism 9.7%. The wages indicate a clear pattern of being considerably lower than both Idaho and U.S. averages, which is also indicated in the poverty numbers within the population chapter. Dr. Gardner also indicated that the City of Rigby is a bedroom community for Idaho Falls and Rexburg. As such, the majority of Rigby's residences commute out of the city every day for work.

Administrator's Report

Mrs. Halstead informed the commissioners that the city council upheld the P & Z Commissions denial on the Petersen Rezone request. Mrs. Halstead stated that there have been 7 new residential building permits issued since May but no new commercial permits. Mrs. Halstead also stated that she will compile the information for the entire year and will present that information during the January meeting.

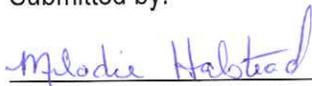
Mrs. Halstead informed the Commission that we will not have a meeting in December since the Planning and Zoning Department will be closed due to the administrator having surgery and there have not been any new application or inquiries submitted to the Planning and Zoning department. The next regularly scheduled meeting will be January 9, 2014.

Mrs. Halstead stated that since Commissioner Richardson won the mayoral election, the Planning and Zoning Commission will be short two commissioners' positions in January. Mrs. Halstead asked the commission to submit names of anyone that would be an asset to the commission to the current mayor or to Commissioner Richardson so that we may fill these positions as quickly as possible.

Meeting Adjournment

Commissioner Moore moved to adjourn the meeting. Commissioner Berrett seconded the motion. Motion passed unanimously. Meeting adjourned at 8:35 pm.

Submitted by:



Melodie Halstead, AICP
P & Z Administrator

1-16-14

Date

Approved by:



Reed Williams, Chairman,
Planning & Zoning Commission.

16 Jan 2014

Date