

City of Rigby
Planning & Zoning Commission Meeting
November 13, 2014
7:00 pm

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

John Bingham conducted a roll call vote. Those present were: Commissioner Belk, Commissioner Berrett, Commissioner Finlayson, Commissioner Moore, Commissioner Treasure, and Commissioner Williams.

Also present were: John Bingham, Planning and Zoning Administrator; David Swager, City Clerk; and Jeff Patlovich, All Idaho Land Consulting, the firm hired by the city to assist the Planning Commission and City Staff in the Comprehensive Plan up-date.

Old Business

Commissioner Moore moved to approve the minutes of the October 7, 2014 Planning Commission Meeting as submitted. Commissioner Finlayson seconded the motion. The motion passed by vote of the following members present at the October 7, 2014 Commission Meeting: Commissioner Berrett, Commissioner Finlayson, Commissioner Moore, Commissioner Treasure, and Chairman Williams.

New Business

Chairman Williams opened the Public Hearing to receive public comments on the proposed revised Rigby Comprehensive Plan and Accompanying Map update at 7:06 pm.

Consultant, Jeff Patlovich, summarized the 16 month process involved in bringing the Comprehensive Plan and accompanying Map for final consideration by the City Planning Commission in a five page report he prepared entitled, "Findings of Fact and Conclusions of Law." This report is enclosed and by reference made a part of the minutes of this meeting.

During Mr. Patlovich's remarks, Commissioner Glen Bennett arrived at 7:13 pm.

Mr. Patlovich noted the following changes to the Master Plan Document since the previous Planning Commission meeting:

1. Page 7; Economic Development Policy 1, to read: "Use the past trends and current conditions to assure that adequate land *and municipal services are* available for economic development purposes."

2. Page 9: Transportation Goal 1, to read: "Utilize the adopted City of Rigby (updated version adopted in 2013) and the Jefferson County Transportation Plan as it relates to the City and the Area of City Impact."
3. Page 10: Transportation Policy 2, delete the close parentheses sign following the word "dedicate" in the second line.

Mr. Patlovich noted the following changes to the Land Use Map resulting from the public meetings held:

1. The area known in North Rigby as the "Sugar Mill Area" is now shown as Industrial rather than Multiple Use.
2. The Commercial Area west of Caribou Street has been eliminated.
3. The Airport Approach Zones north and south of the City Airport are now identified.
4. The Industrial Land Use designation East of Freeway 20 is extended south to County Line Road.

Comments from the public.

Bryan Call, 3525 Nathan Place, Idaho Falls, Idaho; owner of 50 acre property north of Ririe Highway 48, east of Webster Potato Company and Taylor Produce LLC, and inside Rigby City Limits. He stated his land is now zoned Commercial and he understands the Comprehensive Plan Map is changing his zoning to Industrial.

Mr. Patlovich responded by stating this map is not a zoning map. It is a future land use map. The present zoning is Commercial. If at some future date you wanted to change the zoning to Industrial, you could, but the present zone of Commercial remains in place.

Bruce Spaulding, 230 North 4045 East , Rigby, Idaho ; member of Rigby Airport Board of Directors, expressed concern if any changes in the Comprehensive Plan will adversely impact the airport. The answer was no.

Bryan Call, 3525 Nathan Place, Idaho Falls, Idaho; asked if his property could be used for Multi-Family Use. The answer is Multi-Family Residential is a permitted use in a Commercial Area at the present time.

Chairman Williams closed the Public Hearing and brought the discussion back to the members of the Planning Commission and City Staff.

A motion to recommend approval to the Rigby City Council of the proposed 2014 Comprehensive Plan and accompanying Map as amended by the Planning and Zoning Commission was made by Commissioner Warner, seconded by Commissioner Moore, and adopted by the following vote: Yea: Commissioner Belk, Commissioner Bennett, Commissioner Berrett, Commissioner Finlayson, Commission Moore, Commissioner Warner, and Commission Williams. Nay votes: None. Absent: Commissioner Treasure.

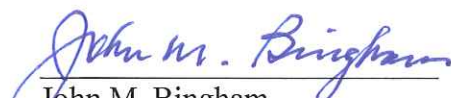
Administrator's Report

None.

Meeting Adjournment

Commissioner Warner moved to adjourn the meeting. Commissioner Moore seconded the motion. Motion passed unanimously. Meeting adjourned at 8:23 pm.


Submitted by:



John M. Bingham
P & Z Administrator

Date: November 21, 2014

Approved by:



Reed Williams, Chairman
Planning & Zoning Commission



Date