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PLANNING & ZONING
COMMISSION MEETING
September 14th, 2017

7:00 p.m.

Meeting Minutes

Call to order: Acting Chairman Moore at 7:10 p.m.

Chairman Moore called the meeting to order at approximately 7:10 p.m. **Adm. Hathaway** was asked to conduct a roll call of the commissioner's present.

Roll call: Adm. Hathaway

Comm. Bennett- Absent

Comm. Stowell- Present

Comm. Ellsworth- Present

Comm. Warner- Absent

Comm. Chairman Finlayson- Absent

Comm. Wilder- Present (Phone)

Comm. Moore - Present

Comm. - Open

It was determined that there was a quorum present to conduct the business of the commission, and there were no conflicts or "ex parte" communication issues noted by the commission.

City of Rigby Attorney Dunn joined the meeting at about 7:15 p.m.

City Councilman Datwyler joined the meeting at about 7:20 p.m.

Public Hearing:

An application for an "**Amended Plat**" for the Rigby Town Square #6, 1st Amended. It has been submitted by Matthew Hoskins, 2557 E. Tybalt Drive, Meridian, ID. 83642.

Kevin Thompson of Thompson Engineering will be the spokesman for the applicant.

The hearing began at about 7:10 p.m. **Chairman Moore** asked Mr. Thompson to present the information for the applicant.

Mr. Thompson began by showing the drawing of the proposed plat amendment to the commission members. He indicated the purpose of the proposed plat amendment was to correct the plat to show the actual lot lines of Lot #10, after a portion had been sold to Fox Investing, and to also abandon the "cul-de-sac" entering the property from Pleasant Country Lane, and turn it into a private road to access the property. There also is a proposed property line adjustment on the residential lot, parcel # RPA00000181230, bordering the Annis Highway. This would deed the City of Rigby approximately seven (7) feet, and will make the right-of way along the Annis Highway uniform with the other adjacent lots. Mr. Thompson showed the changes to the members of the public on the map, and concluded his presentation.

Comm. Moore then called for those signed up to testify. Charles Barber, 510 Annis Hwy., Rigby, ID. was first to testify. Mr. Barber wanted to confirm that the lot currently

47 zoned R-1, was not being changed to C-1. He was told by the commission and applicant
48 that it was not proposed to change the zoning. The lot would be included in the plat
49 amendment to allow building on it, but that R-1 zoning building requirements would be
50 in place for that lot. Mr. Barber indicated he had no problem with the proposal, if that
51 was the case.

52

53 Avery Hendrix of 479 Annis Hwy., Rigby, ID. was next to testify and also had a question
54 about the R-1 lot adjacent to the Annis Hwy., that is part of this proposed Amended Plat
55 request. She was concerned with moving the property line between the R-1 property and
56 the C-1 property. How will the R-1 zoning be maintained? There was some discussion
57 and City of Rigby **Atty. Dunn** explained about the proposal tonight concerned
58 corrections to update prior lot sales and abandon the “cul-de-sac” access from Pleasant
59 Country Lane, to become a private access. This proposal also deeds approximately seven
60 feet on the west side of the R-1 lot adjacent to the Annis Hwy., to the City of Rigby. This
61 will allow a uniform right-of-way along that corridor. Ms. Hendrix concluded her
62 testimony/questions.

63

64 Co-Applicant Kevin Thompson returned to present rebuttal testimony to clarify the
65 proposed changes. He affirmed that there was no zone change from the current zoning for
66 any property included in this Amended Plat request. **Atty. Dunn** spoke about the reason
67 the “cul-de-sac” would be abandoned, but also clarified that there would be an access.
68 The access would be the developer’s responsibility to build and maintain, instead of the
69 City of Rigby.

70

71 **Comm. Moore** then asked if there were any other attendees that wished to provide
72 testimony, since there had been a couple of people come in after the meeting began.

73

74 Charles Barber who had testified earlier, asked for clarification that the east property line
75 would not change, and it would stay R-1 zoning. **Atty. Dunn** also questioned how the
76 division between C-1 and R-1 would be preserved. Mr. Thompson stated the line would
77 not be moved, and a zone boundary would be recorded to assure that.

78

79 Doug Farnsworth owns property adjacent to the “cul-de-sac” that is proposed to be
80 abandoned by this amendment. He questioned if there would still be an access where the
81 “cul-de-sac” is currently. He also questioned if the width of any right-of-way would be
82 the same as the current “cul-de-sac” is. Mr. Thompson explained that the width would be
83 whatever the city requires. That would be thirty feet. Mr. Farnsworth had no further
84 comments or questions.

85

86 **Comm. Moore** then closed the public hearing, for discussion and deliberation by the
87 commission. The commission reviewed the proposed property included in the amended
88 plat. There was discussion about how the access would be handled from Pleasant Country
89 Lane through to the Annis Highway. There was discussion about whether a single access
90 to both separate properties would be better. The commission felt “thru” traffic would be
91 safer than a single access. Other discussions about the potential development that would
92 take place because of this potential amendment. The commission felt that any

93 development with or without this proposed plat amendment, would be a separate
94 consideration and would have to conform to the code and zone requirements of the city.
95 Discussion concluded by the commission, and **Comm. Moore** asked if there was a
96 motion. A motion was presented by **Comm. Ellsworth** to forward the proposed
97 "Amended Plat" permit request to the City Council with a "do pass" recommendation as
98 proposed. **Comm. Stowell** seconded the motion. A roll call vote was taken. **Comm.**
99 **Ellsworth, Stowell, Wilder, and Moore** voting unanimous in the affirmative. The
100 motion carries. The "Public Hearing" portion of the meeting concluded at approximately
101 7:39 p.m.

102
103 The meeting continued after the public attending the hearing cleared out.

104
105 The commission reviewed the meeting minutes from the July 13th, 2017 meeting of the
106 City of Rigby P & Z, and **Comm. Moore** made a motion to approve the approve them as
107 written. Seconded by **Comm. Stowell**. Vote was unanimous in the affirmative. **Comm.**
108 **Ellsworth** also made a motion to approve/adopt the meeting minutes from the joint
109 "work" meeting held on August 30th, 2017 with the Jefferson County Planning and
110 Zoning Commission, as written. Seconded by **Comm. Moore**. Voting was unanimous in
111 the affirmative.

112
113 Discussed scheduling of the **next regular meeting to be held on October 12th, 2017** for
114 the City P & Z. The next scheduled joint meeting with the Jefferson County P & Z, will
115 be on **Wednesday October 18th, 2017**, at the Jefferson County Courthouse. **Comm.**
116 **Moore** asked that we offer to have the meeting at the City offices. That possibility will be
117 checked into.

118
119 Having no further business, the meeting adjourned at approximately 7:47 p.m.

120
121 Robert L. Jarner - ^{VICE} Acting Chairman Moore Wamer
122
123 Kevin Hathaway - Attest, Kevin Hathaway- P&Z Administrator

124
125 Dated- 10/12/17
126