

Planning & Zoning Meeting
Rigby City Hall
14 June 2002
7:04 PM

Members Present: Steve Abbott, Chairman, Ross Baxter, Ryan Poole, Larry Finn, Kelly McCamey, City Attorney, Steven J. Clark and Kip Later, Rigby City Council.

Steve Abbott, Chairman, opened the meeting at 7:04 PM.

1. Swearing in of Kelly McCamey, new P & Z member by Kip Later, Rigby City Council.
2. Public Hearing – Jerry Harris was present with a request for a variance for a carport located at 226 N Clark. He presented a drawing of the carport that will be 30 ft. long and 14 ft. wide. P & Z members asked questions and since he met all of the criteria for applying for a variance, Ryan Poole made a motion to grant the variance and Larry Finn seconded the motion that the variance be granted.
3. Public Hearing – Cory Newman was present with a request for a variance to add a 2-plex and a 4-plex apartment at 121 South 2nd West with a request to change the zone from R1 to R2. There is already a 4-plex on the property. Steve Clark stated that Judd Ball was not present at this hearing but is aware of this proposed project. He also recommended that this should be a special use permit instead of a variance. Cory presented a drawing and there was much discussion and questions asked by P & Z. People present who were opposing the 2-plex were Mrs. Billie Beck who lives on the south side of the 4-plex that is already there and son, Benny Beck. Melanie Jones who lives at 161 South 2nd West was present and had questions. Mrs. Wilma Rigby who lives at 170 S 2nd West was present. Carrie Newman was present and was in favor of this proposed project. Rod Harper, property owner of this proposed project was present. He wants to sell his property to Cory Newman and feels that this ground needs to be developed. There was much discussion on water and sewer, snow removal, adequate driveways, parking and emergency vehicles. Cory's plan is to put up a 6-ft. fence along the back of the property. He asked Mrs. Beck if she would be willing to share some of the cost of the fence for the first 130 feet. They are to work out an agreement between themselves. P & Z will not be responsible for this. If Cory ever sells this property, all conditions will stay the same for the new owner. Ross made a motion to accept this special use permit if all conditions are met and Ryan seconded it. This was voted on by P & Z and was passed unanimously. This will be presented to the City Council for approval.
4. Steve Clark made a recommendation that the city clerk's office should do all of the advertising and mailings on all legal requirements when a variance or special use permit is required, with a fee of \$150.00. P & Z members agreed. This will be presented to the City Council for approval
5. Two names were submitted for new P & Z members and they were Craig Bates and Trent Tyler.

6. Ryan made a motion to accept the minutes from the last meeting and Larry seconded it.
7. Ross made a motion to adjourn the meeting and Ryan seconded it. The meeting was adjourned at 8:50 PM.