

MINUTES
PLANNING & ZONING COMMISSION
12 DECEMBER 2002
7:00 PM

Members Present: Steve Abbott, Chairman, Karen Durst, Ross Baxter, Bill Millet, Craig Bates and Rigby City Attorney, Stephen J. Clark. Wayne Clark, Kelly McKamey and Larry Finn were excused.

Steve Abbott, Chairman, opened the meeting at 7:06 PM. He asked if the P & Z members present had read the corrected minutes from October and the minutes from November. Both sets of minutes had been read and Bill Millet made a motion to accept the October and November minutes and Ross Baxter seconded the motion. The minutes were approved.

1. Public Meeting – Seth Bagley – Zone Change – Mobile Home to R-2. The proposed piece of property that was going to be changed from a mobile home to R-2 (variance) does not show on the comprehensive map and the lot is not annexed into the City of Rigby. Steve Abbott explained that any annexed piece of property is still under the County's jurisdiction so this cannot be a public meeting tonight. The two processes that would have to take place is this request would have to go through the County for their own public hearing and Bagley's need a letter from the City stating concerns that P & Z has to have it annexed in by the City Council first and then do a public hearing again. Kevin Thompson, 154 E Main Street, Rigby, Idaho, was present representing Archibald/Reece Real Estate. He presented his vicinity map and explained his proposal to extend 2nd West and the second egress will be on 3rd West. He passed out pictures of 4-plexes (4 units), parking lines – every unit will have 1 & ½ parking spaces, curbs, gutters and sidewalks. Kevin talked about the Zundel irrigation ditch—culvert would have to be extended. Kevin also talked about landscape and they would keep the existing mature trees. They might do fencing. There will be a 60-foot right of way, sidewalks and street lighting. Mr. & Mrs. Lloyd Bigelow of 349 South 3rd West were present (they own the Margaret Lemmon home) and were concerned with the following: what about the existing trees--what will be directly east of them and will it pose a liability? They remarked that they do not need more apartments and what is the plan for fencing the area—what kind of an access will they have? They were concerned about the ditch—a lot of children live in that area. Mr. & Mrs. Kent Brandley of 389 South 2nd West were present and were concerned about the proposed roadway (they live at a dead end and it would increase the traffic flow). They had a concern about the number of apartments as some people move in and out every six to twelve months—also, children from the Tralee apartments come over to their property to play and people open headgates and just leave them which makes a safety hazard so the ditch would have to be fenced off. They do not like the Chinese elm trees that are there. They would like to see the trees removed. Mr. & Mrs. Brian Petersen of 342 Summer Street, Lot #10, were present and said they like living on a cul-de-sac and were concerned about the traffic that would increase as there are a lot of children playing on that street and they were also concerned with the Chinese elm trees. After looking at the pictures of the proposed 4-plexes, Mr. Petersen does not feel that much thought was given for recreation for the children that will live in these

proposed 4-plexes. There was concern about the horses that are being exercised near there and it was stated that some of the children go out and chase the horses in the field. Steve Abbott then asked Attorney Steve Clark what constitutes high-density apartments? Steve Clark explained that all the City deals with is the structures rather than the amount of people per square foot. The City ordinance does not have any rules for high-density apartments. Bill Millet then asked questions about the right of way. Kevin Thompson then explained the property line. Bill Millet then asked about sewage. Kevin Thompson explained that they would have to build a lift station if it is lower than the sewer line. If this proposal is presented in the future, there will have to be dimensions for the fenceway along the Margaret Lemmon apartments and questions were asked about the connection to 2nd west. Questions were asked by Bill Millet and Craig Bates about paving the roadway and about entrances in and out of the proposed 4-plex. Questions were also asked about a privacy fence and enclosing the canal. Mrs. Lloyd Bigelow then asked if the owner is a city resident? Ross Baxter then made comment that he looks forward to the day when the streets are finished to be through streets and to be able to have other accesses. He is concerned and made comment about the saturation areas. Chris Archibald, real estate agent of 100 South State Street, made comment that the owner of the property is Jeff Avery who lives in the Osgood area and that the current zoning is for mobile homes. Karen Durst made comment that the mobile home area would have more children than the 4-plexes. Bill Millet then commented that on the layout, P & Z would expect some kind of recreational area and discussed the traffic on 3rd West. Steve Abbott made comment that one thing that would impact this is that the Holbrook Interchange may hold up the traffic on 3rd west. Steve Clark then reminded P & Z that there will be an information meeting at the District Six Highway Department on December 19th at 7:00 PM. Craig Bates had a question for Kevin Thompson about the access to this proposed 4-plex. Mrs. Bigelow then talked about the pine trees surrounding their property and Steve Abbott asked Kevin Thompson if they had considered a cul-de-sac there and he said, no, they haven't. Steve Clark then said that since this property is outside of the City limits, P & Z should make a recommendation to the County P & Z. Kevin Thompson then made comment that the front along 3rd West, 136 Feet deep, has already been annexed in and about 200 feet along the west side. The plan is to annex the remaining part. Craig Bates then asked if there are any plans for adequate parking and garages and this was discussed. Steve Abbott then said that this meeting tonight is for information only. P & Z will not make any decision tonight and the three P & Z members that are not here tonight needs to understand that this is an information only meeting. P & Z needs to see what the developer is willing to do and to discuss high-density with the City of Rigby and discuss questions among P & Z members and there are issues that need to be discussed.

2. Scott Youngstrom of Yellowstone Log Homes located at 284 N. Yellowstone, was present and is requesting to put in a lumber yard on Yellowstone Hiway. It is already zoned industrial in an impact zone. Mr. Youngstrom needs a letter from the City of Rigby P & Z, stating this commercial building is in an industrial zone and that the City does not have a problem with this new business and that it meets the parking requirements based on the City ordinance for a commercial building which is 120 Feet x

260 Feet. If sewer and water becomes available, they shall be connected. Karen Durst made a motion to formalize the letter to accept this business and Ross Baxter seconded the motion. All voted unanimously.

3. Cory Newman, 127 South 2nd West, was present to explain his project. He wants to put up a building with a basement, 25 x 38, a manufactured home. His concern is would he have to go through a public hearing? Steve Clark made a comment about the frontage. P & Z would need a variance for the frontage and also would require a public hearing. He needs a fifty-foot roadway and the dimensions of the driveway will have to be twenty-one feet. There would not be enough frontage for trash cans and Mr. Newman said he would put in a garbage bin. P & Z asked questions about Mr. Newman's 4-plex and duplexes. After discussing questions about the dimensions of the driveway and also that the manufactured home would have to be on a foundation, P & Z told Mr. Newman that he would have to apply for another variance and have a public hearing.
4. Ross Baxter made a motion to adjourn the meeting and Karen Durst seconded the motion. The meeting was adjourned at 8:24 PM.