

MINUTES
RIGBY PLANNING AND ZONING COMMISSION
30 JANUARY 2003
8:00 PM

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

Steve Abbott, Chairman, opened the meeting at 8:02 PM. Since this is a special public meeting, the January minutes were not read.

1. Public Hearing – Cory Newman, Manufactured Home. Cory Newman residing at 127 S 2nd W, explained his intentions of putting in a manufactured home. Parking, sewer and water were discussed. Mr. Newman said he would have adequate parking at the southeast corner of the property. He mentioned that the sewer and water pipes were put in oversized, which is more than adequate. People attending this meeting with questions for Mr. Newman were as follows: Sandra Woolstenhulme, Sarah Severinsen, Guy V. Rosvall, Kerry Jones, and Melanie Jones. The questions asked concerned how many apartments Mr. Newman owns. Steve Abbott explained that the city ordinance states that any single family dwelling in the City of Rigby has to have a fifty-foot frontage that abuts a frontage road. The manufactured home will meet these requirements and have a private driveway on a land locked piece of property and the manufactured home will be on a 24-foot wide foundation. The manufactured home will have a basement, which will be used by Mr. Newman as a managers unit and a small shop for him to work in. If Mr. Newman ever wanted to make this a rental unit, he would have to have a zone change. Melanie Jones read a letter from Mrs. Billie Beck as Mrs. Beck could not attend. Mrs. Beck is a next door neighbor to Mr. Newman and claims that Mr. Newman has not kept up with some of his obligations and Mr. Newman assured the people present that he is working with Mrs. Beck. Mr. Newman was then asked if there was access for fire trucks, ambulances, etc. and he said there was adequate access for these vehicles. Steve Abbott then asked questions about the parking lot on the drawing. There was discussion about the property line next to Sarah Severinsen's property and the rear lot line. Attorney Steve Clark then explained the ordinance reads that there has to be twenty-five feet setback for the frontage, five feet on each side of the home and ten feet to the rear lot line. Steve Abbott then said that in a public hearing the Planning and Zoning Commission has to address the safety, health, welfare and interests to the other properties or improvements in the area in which the property is situated. Mr. Newman will also need a building permit. Ross Baxter made a motion to accept this variance for allowing construction of a building not abutting a public street. He also made a stipulation that reasonable construction be continued on the other units including the concrete work. This proposal will be presented to the Rigby City Council for approval and Bill Millet seconded the motion. All voted unanimously.
2. Jim Bernard residing at 3894 E – 200 N is requesting to put a commercial facility in an R-1/Agricultural zone and the Planning and Zoning Commission has no problem with that request, as there are currently existing commercial buildings already there. P & Z

will write a letter to the Jefferson County Planning and Zoning Commission. Wayne Clark made a motion to accept this request and Karen Durst seconded the motion. All voted unanimously.

3. Kevin Thompson and Bob Reece were present representing Pioneer Land Company. Since this is a special meeting for Cory Newman, P & Z will allow some discussion on annexation for this development but cannot make any decisions as Mr. Thompson and Mr. Reece will have to be on the agenda for the March P & Z meeting and legal notices will have to be published at the Jefferson Star.

Steve Abbott, Chairman, asked for names to be given for new members for the P & Z Commission. Names submitted were John Epperson, Jason Richardson and Kent Bradley. These names will be submitted to the Rigby City Council for approval.

Steve Abbott, Chairman of P & Z, turned in his resignation as of February 1, 2003.

Wayne Clark made a motion to adjourn the meeting and Karen Durst seconded the motion. The meeting was adjourned at 10:05 PM.