

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
13 FEBRUARY 2003  
7:00 P.M.

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

Wayne Clark, Acting Chairman, opened the meeting at 7:05 P.M. He asked if all members present had read the minutes from the January 9<sup>th</sup> & January 30, 2003 P & Z meetings. Both sets of minutes had been read and there were modifications to be made. Bill Millet made a motion to accept both January modified minutes and Karen Durst seconded the motion. The minutes were approved.

1. Gene Purser – Zone Change. Gene Purser, residing at Rigby, Idaho 83442 was present and is requesting a zone change for his property located on West Second South, Rigby, Idaho, 83442. This property is located next to the armory and is 75 feet wide and 290 feet deep. The racetrack is on the West Side and there is a beauty shop, car repair shop and Iron Tech in this area. He presented his plat and plans to build two, 4-plex apartments. He said there would be garbage pickup and ample parking and he plans to have a three-foot chain link fence with fabric for view obstruction. He also said they would use city sewer and water hookups. There will be curbs and paving with a parking area. Craig Bates asked questions about the setbacks and the accesses to the apartments. Wayne Clark then said since no one spoke in opposition of this proposal, he felt that this would be a betterment to the area. Setbacks can be taken care of with the building permit being issued. Attorney Steve Clark made comment that P & Z should consider if this will be in the adverse impact like discussing the traffic flow, schools and would there be a special benefit that they would grant to someone else in the same situation. Also, there has to be a Findings of Fact and Conclusions of Law. After discussing these factors, Wayne Clark commented that there would be eight new families in the area. He commented that the parking density would be 1.5 per apartment. With the rodeo grounds and armory in the area, P & Z noted there would be no adverse traffic impact and there is proximity to a commercial area. They also noted the presence of trailer houses and the fact that sewer and water would have to be extended. After much discussion, Kelly McKamey made a motion to recommend to the Rigby City Council that this variance be approved and will be zoned R-2. Craig Bates seconded the motion. All voted unanimously.
  
2. Rigby Planning and Zoning needs to make a recommendation to the Rigby City Council to start the procedure for the multiple annexations for Pioneer Land Development Company, Jeff Avery Development and Dennis Ashbocker Development.

After much discussion, Bill Millet made a motion to make a recommendation to the Rigby City Council to start the procedure for the multiple annexations and zoning for Pioneer Land Development Company, Jeff Avery Development and Dennis Ashbocker

Development. This meeting will be held on March 6, 2003 at 7:00 P.M., at the Rigby Community Center with a P & Z Commission business meeting to follow. This will be advertised in the Jefferson Star 15 days prior to the meeting. Each development will be allowed an estimated time of forty five (45) minutes for each proposal and the people present supporting or opposing will be given five (5) minutes. Karen Durst seconded the motion. All voted unanimously.

3. Transportation Study – Attorney Steve Clark explained the traffic study for the City of Rigby and the impact area. Some issues were: which roads should be arterial; which roads should have a stoplight; should there be a new interchange or not? Kelly McKamey made a motion to recommend to the City Council that Steve Clark write a letter of support to the Transportation Department from P & Z with their approval of the grant for the traffic study and Karen Durst seconded the motion. All voted unanimously.

The comprehensive plan was discussed. Wayne Clark said that the Association of Idaho Cities has a guideline booklet for comprehensive planning to get this study started and then he suggested that next year, P & Z could ask a consultant from the Association of Idaho Cities to come over and finalize everything that P & Z will have worked on. The comprehensive plan that P & Z has is on a disc and Wayne Clark suggested that P & Z re-evaluate this every six months. He also talked about P & Z going over the zoning map of the City and should go through each section. The Association of Idaho Cities went through this five years ago. Wayne Clark talked about the zoning map and that in the actual annexed part of the City, there is minimal R-2. He talked about private property rights and the basic goals that P & Z wants to protect and take into consideration on all of their actions. Also, all land uses, decisions, policies, procedures and ordinances keeping the City policy as stated to adopt the Attorney General's checklist and review that checklist to make sure P & Z is following that and that everything is on line. P & Z could also review the transportation study and public facilities at that time. P & Z also discussed that each member of the P & Z Commission go over the sections of the Comprehensive Plan each month and have a special meeting to work on that. Bill Millet then asked if there was a copy of the terms of office for the P & Z members and there is a copy.

4. Linda Radford was hired part time for the City of Rigby to work for Doug Nelson and help with all P & Z questions that the public might have. She will be required to publish all notifications in the Jefferson Star for P & Z and will do the minutes, issue variances and special use permits, etc. She also will be P & Z Secretary. Wayne Clark will chair next month's P & Z meeting but he will be unable to be the chairman for P & Z. A new chairman will have to be voted in at next month's P & Z meeting. Jason Richardson, John Epperson, Nile Hall, Doug Burke, Lloyd Bigelow and Cory Newman were the new names submitted to be on the P & Z Commission. Kip Later has a list of these new names and will discuss it with the City Council.
5. Karen Durst made a motion to adjourn the meeting and Kelly McKamey seconded the motion. The meeting was adjourned at 8:39 P.M.