

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
27 MARCH 2003  
7:00 PM

Members present: Larry Finn, Chairman, Wayne Clark, Ron Hedelius, Craig Bates, Karen Durst, Bill Millet, and Charlie Taylor, Rigby City Council. Kelly Gneiting of Jefferson Planning and Zoning, and Stan Borowski were also in attendance.

Chairman Larry Finn called meeting to order at 7:11 PM.

Discussed need for thorough knowledge of Comprehensive Plan because of litigation and the need to look at Plan and Ordinances to make sure they match. Comprehensive Plan was adopted in 1998 and it was mentioned that Comprehensive Plans should be reviewed every five years. Comprehensive Plan must be approved for six months before any additional changes can be made. It is a document to see in which direction the city will grow and for information for anyone coming into the city curious about the area.

Growth must be slow so utilities can keep up with it. Jefferson County is growing at 8.4% per capita and Bonneville is 4.8%. Previous Comprehensive Plan was approved in 1998. BYU/Idaho will impact this community. Recreation and tourism impacts the area. The Comprehensive Plan should be updated and Planning and Zoning should be working on making it up to date. Areas of R1 and R2 need to be addressed more thoroughly.

Impact zone needs to possibly be updated. As the city limit line moves, so does the impact zone. Councilman Charlie Taylor requests everyone go over Comprehensive Plan and make suggestions as to changes, perhaps each person taking a section.

Charlie Taylor introduced Kelly Gneiting from Jefferson County Planning and Zoning. He also introduced Stan Borowski who has been recommended to become a member of the P & Z board. Mr. Taylor then asked each board member to introduce themselves and give a little background on themselves and to tell what goals they had with the city of Rigby.

Larry Finn wanted Planning and Zoning to be ready for the things that were happening, such as the recent annexations, and for a review of the Comprehensive Plan. Ron Hedelius wanted to see Rigby grow but in such a way that the infrastructure could keep up.

Craig Bates wanted to be sure there was representation from all over the city. Charlie Taylor wanted to provide infrastructure that as Rigby grows we are ready for it and Rigby can handle the growth and thinks Rigby should be pro-active in dealing with growth.

Bill Millet, who lives in the impact zone, has felt over the years that Rigby has drifted with piecemeal actions and his vision would be to develop a long range vision as to what we want to accomplish with the city, the residents and the surrounding areas. Then we could see if what is requested fits or not

Karen Durst would like to see Rigby develop in an orderly manner and is concerned with landlocked parcels of land that produce nothing but weed patches and for everyone to have access to what we need to develop. She does not feel that all apartments need to be only in one area and would like to see regulations enforced, such as having curbs and gutters or ribbon curbing.

Kelly Gneiting is a big believer in the planning part of planning and zoning so that the Planning and Zoning Board can act instead of just react. He believes in individual property rights but everyone must be pleased and Planning and Zoning should be planning and not just reacting. Rigby Planning and Zoning should be looking at what other small towns are doing and learn from them. He also mentioned that making it better known that the City of Rigby is the birthplace of television could draw more tourists.

Wayne Clark wants to see city and county come together and get building inspection on structures and that the city should have planned growth and not get caught up in the emotions of people coming before the board.

Stan Borowski is interested in seeing construction conforming more to standards. He states other cities have included the cost of an inspector in the application fees if there was not a full time inspector.

There was discussion of the great need for a structural building inspector since water, sewer, etc, is done by the State but no one does structural inspections in Jefferson County. Developers can come here and make substandard structures because they are not held accountable.

Charlie Taylor asked everyone to read through the Comprehensive Plan and make notes and think about what sections each member would take. He suggested work meetings in between the regularly scheduled meetings to work on the Comprehensive Plan. He is concerned about the sewer and water plans since the construction going on in the county abuts the city and greatly impacts the city and any plans for growth. When variances and special use permits come up again and again on the same kind of thing, they need to be addressed in the Comprehensive Plan to either allow them or not. Wayne said that each variance, special use, etc, must stand on its own and not be impacted by any previous decisions.

It was discussed that a representative from Planning and Zoning needs to be present at City Council meetings to present the Planning and Zoning board findings and why the City Council may find the way they do. A councilman could do this but they could not then vote so a representative from P & Z needs to be there. The presentation and

supporting documents must be the same as presented at the Planning and Zoning hearing. There was discussion about why there is a hearing in front of the Planning and Zoning Board and then the same presentations, etc, are made in the City Council hearing as if the first had never taken place.

Kelly Gneiting gave his Power Point presentation on thoughts of how cities and counties grow with and without prior planning. For example he showed an option where someone in the impact area a distance from the city can be told they must run a sewer and water line to hook up with the city at that time and not just be ready to hook on later. There was discussion on sewer systems, water lines, landlocked parcels, grandfathered uses, as it pertains to annexations.

The point was made that developers and others present differing evidence to Planning and Zoning than they do to City Council and that there should be a Planning and Zoning representative at the Council hearings to represent the results of the Planning and Zoning hearings to the council and make sure they know why they found the way they did and point out any changes that may have come up. Charlie proposed having a working meeting with Planning and Zoning and City Council to work out the advisory capacity of the Planning and Zoning Commission – whether the council should accept or reject the findings or whether the whole hearing process is to be gone over again.

The city needs to look farther out than the impact zone to see what roads might be needed and how they should be laid out and how the county may be encroaching on the city.

Wayne Clark moved to adjourn, Karen Durst seconded. Meeting was adjourned at 10:02 PM.