

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
8 MAY 2003  
7:00 PM

Members present: Larry Finn, Chairman; Wayne Clark; Craig Bates; Karen Durst; Bill Millet; Stan Borowski; and Charlie Taylor, Rigby City Council. Dee Epperson was also in attendance.

Councilman Charlie Taylor swore in new member Stan Borowski.

Chairman Larry Finn called meeting to order at 7:15 PM.

1. Opened hearing on Rigby Town Square at 7:16. This will be on Division 2. Willard Price was present and presented pictures to represent what Division 1 will look like when finished (Exhibit 1) and what Division 2 will look like (Exhibit 2). Rigby Town Square was started three years ago and half of Division 1 has been completed. Division 1 is professional buildings and Division 2 will be multi-family homes as 4-plexes North of Stockham. Wayne Clark asked what the density would be. Willard Price worked it out to be one (1) unit per 4500 square feet or one (1) 4-plex per each .41 acres. They would all be two bedroom units. Wayne asked if Willard had a conceptual plan and Willard submitted a non-engineered drawing (Exhibit 3). He also submitted a map of how a similar development is laid out in Rexburg (Exhibit 4) and floor plans of the housing units (Exhibit 5). There was discussion of the half-road shown on the plan and that it would not be acceptable. Chairman Larry Finn asked if there were any public comments. There was no response. Hearing was closed at 8:08 PM.
2. Opened plot approval on Dennis Ashbocker's Ash Acres Development at 8:10 PM. Dennis Ashbocker was present and presented his plot plan (Exhibit 1) and a typical apartment floor plan for proposed apartments (Exhibit 2) and requested approval for the entire lot. The front of the lot is R-2 and the back of the lot is R-1. Wayne Clark commented that there was no road complying with City ordinances shown on the plan. Dennis Ashbocker said that there was a road going in on Dennis Virgin's property adjacent to his with a 60 foot easement and that he would be building a 24 foot road and that would be the road to the development. Wayne said that since there are city utilities supporting the apartments, there needs to be a road built to city specifications. He said that the property was annexed in with the assumption there would be a road put in. If the road is not built according to specifications, the city would not plow the road and the garbage would have to be put on Highway 48 to be picked up. There needs to be a city right-of-way built to the apartment development. Chairman Larry Finn asked for public input and since there was none, the hearing was closed at 8:25.
3. Introduction of Traffic Commission by Dee Epperson. Dee was present to explain the purpose and intent of the Traffic Commission. It was begun in March 2003 and was formed to address the speed, volume, £ and of traffic in the City of

- Rigby. She read the names, backgrounds and positions of each the members. (see attached). There will be one Traffic Commission member present at each Planning and Zoning meeting. They encourage all developers to go through Traffic Commission before coming to Planning and Zoning so everything concerning roads, including sewer, curb & gutter, lights, etc, would be in compliance.
4. There was discussion of the Rigby Town Square plat. Stan Borowski moved to conditionally accept plat as final with restrictions on roads that Stockham be completed (with curb, gutter, lights, etc.) to the end of Lot 5 where there would be a temporary turnaround put in place. Karen Durst seconded. All present approved and motion was passed.
  5. Willard Price asked for a renewal on the Annexation Development Agreement for another two years since it is up for renewal in July. Bill Millet moved to recommend continuation for two more years. Wayne Clark seconded and it was approved unanimously.
  6. Dennis Ashbocker's Ash Acres was discussed next. The plat is acceptable as is except it was noted there is no road conforming to city specifications going into the project. Without a road, all city services would terminate at Highway 48 and city ordinances prohibit private lanes unless they are part of a planned unit development. Karen Durst moved to approve the plan as final plat with conditions that a street in compliance with city code must be built from the highway to at least the second entrance of the apartments. Stan Borowski seconded and all approved.
  7. The minutes for March 6<sup>th</sup> and March 27<sup>th</sup> were read and corrected and Bill Millet moved to approve the minutes. Karen Durst seconded the motion and all voted aye.
  8. There is to be a work meeting scheduled in addition to the regular meeting on June 18<sup>th</sup> at 7:00 PM to work on the comprehensive plan.

Bill Millet moved to adjourn, Larry Finn seconded. Meeting was adjourned at 10:40 PM.