

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
July 12 2003  
7:00 PM

Members present: Chairman Larry Finn, Kelly McKamey, Craig Bates, Ron Hedelius, and Stan Borowski. Also in attendance were City Attorney Steve Clark, Kevin Thompson, and Willard Price.

Chairman Larry Finn called the meeting to order at 7:10 PM.

The hearing for Rigby Town Square, Division III was opened at 7:10 PM. Willard Price presented final plat plans for Division III and gave copies to P & Z members. He submitted a letter from Utah Power and Light (Exhibit A) that showed concerns about buildings being situated under power lines. He stated has a signed agreement for Division II and will work on an agreement for Division III after the city council hearing so the technical design committee can sign off on both plats at once. These plans have been changed to address the concerns of UP&L. He stated the street would be completed all the way through and showed maps of Divisions I and II and how they lead into Division III. Questions were asked about how it was zoned and whether this was a preliminary plat or final. Kyle Babbitt said that the order of how things were being done was wrong and asked if this was a preliminary or final plat. Since the preliminary plat for Rigby Town Square was filed a year ago, these divisions are considered final plats. She asked who the technical committee was (Doug Nelson) and Steve Clark read from city ordinances concerning order of plats, hearings, etc. Hearing was closed at 7:35 PM. Craig Bates made a motion to accept plans as submitted as long as the technical review committee has copies of all plats and approves them before they go to city council and the plans meet with Utah Power and Light specifications. Stan Borowski seconded the motion and all voted aye. Motion was passed.

Pioneer Park preliminary plat hearing was opened at 7:40 PM. Kevin Thompson submitted a copy of the preliminary plat (Exhibit 1), pointing out that some of the roads were changed as opposed to the original. The roads are lined up with existing roads in the event further development to the south takes place so that roads can be built through. The first phase has 68 lots and the developer will pay for parking at the park that is included in this phase. An easement was placed along 3<sup>rd</sup> West so turn lanes could be put in. Craig Bates was concerned about dead ends in this phase and thought turn-arounds should be included even if they were only temporary. Larry Finn then opened the floor for public input from those who were for the project. No one spoke, so the floor was opened for input from those against the project. Don Mecham of the Rigby Traffic Committee said they had concerns about having only two exits. He said the Homeland Security Act required three exits for emergency evacuation. They felt that 4<sup>th</sup> North should be connected and extended in the first phase. It was pointed out that Pioneer does not own the land that the street would have to run through so they have no control over that. The developers have put in as many accesses as possible with the constrictions placed by not owning the adjacent property. Another subdivision within the city with 60-70 lots was cited as an example and it has not been deemed to have a traffic problem. The question was asked, "Did the traffic committee review and approve the plan?" and

the answer was yes. There was discussion on the width of the road – should it be wide now or later when the city would have to pay to widen it. Kevin Thompson stated the development would provide its own lift station and the city has agreed to put in larger water and sewer lines. Covenants for the subdivision would be like the one at Windmere Estates. Kyle Babbitt handed out a document (Exhibit 2) for Planning and Zoning to read and discussed water easements. She was concerned because there was only 380 feet between the two streets on 3<sup>rd</sup> West, the sewer issues have not been addressed on how to handle added growth and said the subdivision would increase the population of Rigby by 40%. Craig Bates and Kelly McCamey pointed out that the sewer must be upgraded regardless of growth. Hearing was closed at 8:45 PM.

Kelly McCamey moved to approve the preliminary plat without restrictions and that it be reviewed by technical review committee. Stan Borowski seconded and all voted aye. Motion was passed.

There was discussion about the need for a building inspector and the city and Jefferson County jointly hiring one. Stan Borowski moved to send a letter to Jefferson County to contract with them to share a building inspector and for that person to be part of the technical review committee. Craig Bates seconded the motion and all voted aye. Motion was passed.

Kelly McCamey moved to approve the June 12<sup>th</sup> minutes and Stan Borowski seconded. Craig Bates abstained and the rest voted aye. Motion passed.

Kelly McCamey moved to adjourn and Stan Borowski seconded the motion. All voted aye and the meeting was adjourned at 9:30 PM.