

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
August 14 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, Prudy Gneiting, and Vanessa Christianson.

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

The minutes from July 12, 2003, were corrected. Ron Hedelius moved to approve minutes as corrected. Craig Bates seconded. All voted aye and motion was passed. Prudy Gneiting of 3479 East 100 North, Rigby, has a rental home attached to the Garden Gate Nursery and wanted to use the house as a bed and breakfast in the off-season. The area is currently zoned R-1 and the nursery is grandfathered in. She has talked to some of her neighbors and found no objections. She wondered what steps she needed to take and someone had recommended to her that she talk to Planning and Zoning. She was told by P & Z members that she needs to file a conditional/special use application and be put on the agenda.

Vanessa Christianson, of 2167 Alan Street, #4, Idaho Falls, presented her case for using the old Napa building at 234 South State Street as a permanent address to get a dealer's permit to sell cars over the internet. The cars will be kept on the premises until sold. She wondered if there was a quicker way to get approval than to be put on the September agenda. She was told there was not and she would have to file a conditional/special use permit.

The hearing for Pioneer Park subdivision, Phase 1, began at 7:35 PM. Reports from the traffic commission were submitted as exhibits B1 and B2. Chairman Larry Finn explained the procedures and timing for each speaker during the hearing. Kevin Thompson, of Thompson Engineering, Rigby, taped the new preliminary plat map to the wall where both commissioners and audience could see at the same time and explained the changes that have been made since the previous map. He explained that the road is forty-two (42) feet wide. Water and sewer lines, manhole covers, and hydrants are noted on the map. The school district has a copy of this map. The power, telephone, natural gas and cable companies were shown this map and had made some requests, which were accommodated. Mr. Thompson read from the July 17, 2003, letter from Keller and Associates, Rigby City Engineers, regarding the plat presented at the July 10, 2003, hearing and addressed the concerns that were in it. He says he has had contact with DEQ regarding drainage solutions. Phase I has changed slightly to include cul-de-sac areas. Mr. Thompson ended his presentation and Chairman Larry Finn asked for comment from the audience for the plat and, since there was no response, he asked for comments from those against. Again, there was no response.

The Planning and Zoning commissioners then asked questions of Mr. Thompson. The question of whether water easements were shown on this map was raised. They are, but are subject to change according to flow. The turnarounds concerning the interim between Phase I and Phase II were discussed. Keyways are planned for access to the park. There will be an eighteen (18) inch sewer line put in to accommodate future growth. The idea

of a traffic study was brought up and it was suggested one be done between Phase I and Phase II. Craig Bates asked if Keller and Associates had addressed the sewer issue since the annexation hearing. The answer was no, but they had said it could handle the growth and that the system had to be upgraded no matter what. It was asked if all utilities would be underground and the answer was yes.

The Chairman then opened the floor for other public comment. Doug James, of 3726 East 190 North, Rigby, said he had never been notified about the hearings. It was noted that the letters were sent to the owner of record, his mother, Beverly James, at 501 North 3<sup>rd</sup> West, Rigby, but the letters were always returned as undeliverable. It was also noted the notices had been published in the Jefferson Star. He believes his property will be landlocked.

Dave Lewis, of 3882 East 400 North, Rigby, asked about the city having a master plan on development issues and he was told about the Comprehensive Plan and the city ordinances.

Don Meham, of 126 West 4<sup>th</sup> North, Rigby, asked questions about the widths of paved areas and said he did not feel they were wide enough. He said the traffic commission had asked for a traffic impact study and felt they had not been listened to. He felt there should be an impact study on traffic and pedestrian traffic crossing 3<sup>rd</sup> West in that area. He did not think crosswalks would be put in place because they were not shown on the map. He was told crosswalk locations were decided by the City of Rigby.

The hearing for Pioneer Park was closed at 8:48 PM.

Paul Butikofer's letter was read in his absence. He was asking for an approval letter from the commission for a septic tank in the impact zone at 3880 East 400 North, Rigby.

Kelly McKamey moved to write a letter to Jefferson County showing no objection and Stan Borowski seconded the motion. All voted aye and the motion carried.

The board then discussed Pioneer Park. Craig Bates moved to accept the new preliminary plat as it followed Keller and Associates recommendations. Ron Hedelius seconded the motion and all voted aye. Motion passed.

Kelly McKamey moved to adjourn, Ron Hedelius seconded and all voted aye. Motion passed and meeting adjourned at 9:18 PM