

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
October 9, 2003  
7:00 PM

Members present: Chairman Larry Finn, Craig Bates, Ron Hedelius, Bill Millet, Karen Durst, and Stan Borowski and City Attorney Steve Clark. Also in attendance were Prudy Gneiting, Vanessa Christianson, Jeff Avery, Don Davis, Chuck Waters, Jim Bernard, and Dean Mortimer.

Chairman Larry Finn called the meeting to order at 7:08 PM.

Karen Durst moved to hold hearing for Pioneer Final Plat on October 23, 2003, at 7 PM. Stan Borowski seconded, all voted aye and the motion was passed.

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 physical address to get a dealer's permit to sell cars over the internet. The cars will be kept on the premises until sold and they will not be sold locally. The area is currently zoned for commercial use. The West side of the building has a grassy area that will be filled with gravel to park the seven to ten (7-10) cars that will be there at one time. This use will be only temporary until a permanent building in Idaho Falls is found.

The floor was opened for those to speak for or against and no one spoke.

Bill Millet moved to approve a special use permit with the conditions that no cars will be parked on the South (street) side and the permit expires with a change of ownership or occupant. Craig Bates seconded, all voted aye and the 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 while the nursery is closed. The area is currently zoned R-1 and the nursery is grandfathered in. Only one group would be in the home at a time. Anticipated traffic would consist of one vehicle, which would have off-street parking. A small sign will be placed on the property. A continental breakfast would be provided and the guests may also cook for themselves. It was noted that Ms Gneiting should talk to District 7 health to see what they might require.

Chairman Larry Finn opened the floor for those to speak for or against and no one spoke. Ron Hedelius moved to approve the special use permit, Stan Borowski seconded and all voted aye. Motion passed.

Jeff Larsen is asking for a zone change in the impact area from agricultural to residential. Don Davis and Chuck Waters represented him. Jeff Larsen wants forty-eight (48) one (1) acre lots on the corner of Highway 48 and 4100 East, just past the cemetery. The area is bordered by two roads.

Karen Durst moved to write a letter to Jefferson County Planning and Zoning approving the zone change with the requirement that they hook on to city utilities as they become available. Ron Hedelius seconded, all voted aye and the motion was passed.

Jim Bernard of Silver Creek Construction, 3894 East 200 North, Rigby, asked for approval of a mobile home subdivision in the impact area. It would have single-wide homes on one side and double-wide on the other. There are currently manufactured homes across from the proposed subdivision. Thirty-three (33) acres would be built upon, in three stages. It would have wide streets, off-street parking, centralized water and sewer system, and meet all county requirements.

Craig Bates moved to write a letter to Jefferson County Planning and Zoning approving the zone change with the requirement that the sewer and water be built to hook onto city services as it becomes available. Karen Durst seconded, all voted aye and motion was passed.

Dean Mortimer wanted to discuss a subdivision in the impact area across from the high school. He would want 1/3 to 1/2 acre lots and would be willing to work so they could immediately hook on to city water. The probability of hooking onto the lines running to the high school were discussed and it was noted that they belong to the high school, not the city. No letter was requested at this time.

Chairman Larry Finn opened the hearing for Jeff Avery's amendment to a previous zoning at 8:32. Mr. Avery handed out Exhibit One. When the parcel was annexed into the city, he was asking for a total of ten buildings to be built in the area. Planning and Zoning reduced the density to seven buildings at that time. Mr. Avery is asking to change the density to nine because seven is not economically feasible. He said he had had a meeting with Doug Nelson, the Public Works Director, and Steve Clark, City Attorney, and that Doug Nelson had agreed that two additional units would not impact city sewer and water resources. He will be the owner of the apartments and they would not be sold individually. He will be building a six foot high privacy fence surrounding the area. There will be garages for each unit and street parking for extra vehicles and guests. Garbage will be located in a centralized area.

The floor was opened for public input. No one spoke for, but Donna Bigelow, of 349 South 3<sup>rd</sup> West, Rigby, was there to speak against. She wanted to be sure there was going to be a fence surrounding the apartments, especially on 3<sup>rd</sup> West. She was glad to see playground equipment but wondered about a speed limit or a way of slowing cars down through the area.

The hearing was closed at 8:55 PM. Planning and Zoning members discussed the density issue and the fact that state ADA regulations require a handicapped unit. It was suggested that the density be changed to eight four-plexes and one duplex, half of which would be the handicapped unit.

Craig Bates moved to increase the number of units to eight and one half (8 1/2) to include a handicapped duplex, that the units be laid out so as to meet design on Exhibit One, that there are to be two entrances as shown, and that privacy fencing be installed. Stan Borowski seconded, all voted aye and the motion was carried.

Jefferson County Museum was requesting permission for a four by six foot (4'x6') sign with a marquee to be installed on the roof on the diagonal under the tower and be lit with a timer at night. It was determined that, due to the zoning of the building, a sign measuring four by eight feet (4'x8') could be installed without a variance. The request was amended to installing the larger sign.

Craig Bates moved to approve a four by eight foot sign. Ron Hedelius seconded. All voted aye and the motion was passed.

Doug James, of 3726 East 190 North, Rigby, was not on the agenda but had questions about his mother's property being required to hook up to city water. He was told to go to the city council and ask to hook on to city services.

Karen Durst drafted a letter to be sent from Rigby Planning and Zoning to Rigby City Council. All members approved the wording of the letter to be sent.

Karen Durst moved to approve the minutes of September 11, 2003. Larry Finn seconded and all voted aye.

Karen Durst moved to adjourn, ?? seconded and all voted aye. Motion passed and meeting adjourned at 10:20 PM