

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
December 11, 2003  
7:00 PM

Members present: Co-Chairman Craig Bates, Ron Hedelius, Bill Millet, Karen Durst, Wayne Clark, City Attorney Steve Clark, and Councilman Charlie Taylor. Also present was Kevin Thompson of Thompson Engineering. The meeting was called to order at 7:15.

Kevin Thompson presented a zone change request being made by Kendall Shippen for his property in the impact area near the Jefferson Greens Estates. The zone would change from Agricultural/Residential to Residential. Roads are roughed in at this point. It will be constructed in three phases.

Wayne Clark moved to write a letter to Jefferson County Planning and Zoning approving the zone change and Ron Hedelius seconded. All members voted aye and the motion was passed.

Kevin Thompson then presented a zone change request in the impact area from Jesse Byram changing a twenty-seven (27) acre area across from Rigby High School from agricultural to R-1. Jesse Byram talked to Rigby High School and they are not willing to allow anyone to hook on to their water line. Since it would not be feasible for the developer to hook on to water, they are asking for one-acre lots with wells and septic tanks. Smaller lots would be the ideal if water were available. Others in the area are interested in developing but it would not be for two or three years. There was discussion about future annexation of the parcel. Since it is close to the city services already in place, it would be subject to annexation in the nearer future. Kevin Thompson suggested that once a final plat was drawn, it could be brought before Rigby Planning and Zoning for input and a final say.

Wayne Clark moved to write a letter to Jefferson County Planning and Zoning recommending the zone change with the condition that both city and county approve the final plat jointly. Rigby Planning and Zoning would want to see and approve the plat before Jefferson County rules on it. Bill Millet seconded, all voted aye and the motion was passed.

Craig Bates is to be put on the city council agenda for December 16, 2003, so he can discuss the city having more water and sewer choices in the impact area.

Attorney Steve Clark was excused

Dean Stoker spoke about possible development plans on his property and property he has recently bought in the same area as Jesse Byram's proposed zone change. They would like to coordinate with others and put in things like roads in an orderly manner.

Karl Peterson wanted to get Planning and Zoning's opinion as to whether building a duplex on the back part of property on 2<sup>nd</sup> West, currently owned by Billie Beck, would be feasible. There are four-plexes and duplexes on two of the three lots. Mrs. Beck would like to sell the property since she has no direct access to the back part of her property. Wayne Clark brought up the issue of fire and emergency vehicle access. Without a more detailed map showing exact placements and measurements, the commission could not advise him and suggested he get something more detailed drawn up and come back.

The minutes of October 23, 2003, were discussed and approved. Wayne Clark was excused and the commission began working on the Comprehensive Plan.

Meeting adjourned at 10:20 PM.