

MINUTES
RIGBY PLANNING AND ZONING COMMISSION
January 8, 2004
7:00 PM

Members present: Chairman Craig Bates, Ron Hedelius, Karen Durst, Wayne Clark, Stan Borowski, and City Attorney Steve Clark. Also present was Kevin Thompson of Thompson Engineering and Willard Price. The meeting was called to order at 7:06 P.M.

Kevin Thompson presented a zone change request being made by for the property at 4100 East 371 North in the Impact Area near Pioneer Estates. The zone would change from Agricultural/Residential to Residential.

Stan Borowski moved to write a letter recommending approval of the zone change to Jefferson County Planning and Zoning. Wayne Clark seconded. All members voted aye and the motion was passed.

The hearing for Rigby Town Square, Divisions 4 and 5 was opened at 7:13 P.M. The letters from Keller & Associates, the City of Rigby Technical Review committee regarding Divisions 4 and 5 were submitted as Exhibits 1 and 2. The maps of Divisions 4 and 5 were entered as Exhibits 3 & 4 respectively. The overall map of both divisions was entered as Exhibit 5 and the vicinity map is Exhibit 6.

Mr. Price presented the final plats and stated that Division 4 would consist of high-density dwellings and Division 5 would consist of retail establishments. Potential buyers of property include medical, dental and retail. An assisted living facility is also being considered. There would be three structures built in Division 5 with two of the buildings starting construction when weather permits and the last being built within two to three years. Wayne Clark noted that an assisted living facility would have a cafeteria and that he wanted to be sure that a grease trap would be installed as required. He also asked what kind of street lighting would be used. Mr. Price has been approached in the past about using antique style lights. Utah Power & Light would determine the amount, brightness, and placement of the lights. Wayne Clark suggested that a recommendation be made to city council to change the ordinance to state that the developers to be responsible for street lights and that all street lights be installed before certificates of occupancy were issued. Stan Borowski asked if the streets would be completed before construction of buildings started and was assured they would be.

There will be three retail buildings in Division 5, with two starting construction when weather permits and one being built in the next two to three years.

It was agreed that approval of these latest divisions be contingent on the installation of approved streetlights on Stockham Blvd in Division 3.

Willard Price entered a document showing proposed uses of the high-density area for Division 4, Exhibit 7, showing family units, assisted living and a possible gated community in the future.

The floor was opened for those to speak for or against and no one spoke. One person, Art Goody of Rigby, spoke as a neutral party. He wanted to know what was happening on

the southwest corner of the Rigby Town Square area. He was told that that area was owned by Jefferson County for use as a courthouse and jail. No one else spoke and the floor was closed at 8:12 PM.

Karen Durst moved to accept plats with the condition that streetlights be installed in the entire subdivision, that fire hydrants conform to NFPA standards and that the density limit of sixteen (16) units per acre is adhered to.

Stan Borowski seconded and all voted aye. Motion passed. The hearing closed at 8:20 PM.

Craig Bates will be attending a joint meeting with County Commissioners on Monday, January 12, at 4PM.

There was discussion of a potential new board member to replace outgoing Chairman Larry Finn.

The minutes of December 11, 2003, were discussed and approved.

Wayne Clark moved to adjourn and Ron Hedelius seconded. Meeting adjourned at 8:34 PM.