

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

Members present: Chairman Craig Bates, Kelly McKamey, Bill Millet, Karen Durst, and Stan Borowski. Wayne Clark and Lawrence Blackburn were excused. Also present were City Attorney Steve Clark, Planning and Zoning Secretary Linda Radford, Bryce and April Boyce, Julie Bennett and DaNiel José. The meeting was called to order at 7:07 P.M.

1. The hearing for Bryce and April Boyce's sign variance was opened at 7:09 P.M. Mr. & Mrs. Boyce presented their proposal for a variance to put a sign in an R-1 area that is larger than allowed in the zone. This sign will advertise an off-premises business. They submitted drawings of the sign and its dimensions (Exhibit 1) and a map with the layout of the property and the proposed sign location (Exhibit 2). No lights will be on the sign and it will be ten (10) feet wide by five (5) feet high. They are hoping for the sign to be visible from Highway 20. The lot is in a residential zone across the street from and, adjacent to on the same side of the street, a commercial area. Ordinances 10-12-6B and 10-112-7A were discussed as well as setbacks required for such a sign. Ordinance 10-5-B-3a was deemed to be applicable to the situation also.

The floor was opened for public comment. One person was signed up as being against the sign but Ronald Day, of 381 East 2nd North, Rigby, said he changed his mind after hearing the presentation. The hearing was closed at 7:31 and the board discussed the variance.

Stan Borowski moved to accept the sign and grant the variance in accordance with Ordinance 10-5B-3 and 10-12-6. Kelly McKamey seconded. All voted aye and the motion carried.

2. The hearing for the City of Rigby's annexation opened at 7:35 with City Attorney, Steve Clark, as proponent. Mr. Clark presented a vicinity map, Exhibit A, showing the location of the proposed annexation. The area is around the fire station located at 397 North 3950 East. The current city limit ends at 625 Annis Highway. There will be no impact on city services. The fire district has no objections and is already on city services. The purpose of this annexation is to bring the city lines consistent along Annis Highway. Because the station is on city services, it is deemed to have acquiesced to annexation. The surrounding area is zoned R-1, single family residential, and fire stations are permitted in that zone. Mr. Clark is unaware at this time of any complaints in recent history concerning the fire station. The highway itself is not being annexed at this time. The floor was opened for public comment and DaNiel José, of Jefferson County Planning and Zoning, commented that the state would be much more accepting

of annexation if the Annis Highway was included at this time. The hearing closed at 7:50 P.M.

The commissioners discussed the feasibility of annexing property without annexing the highway also. There was discussion as to whether proper notification had been performed. Later research proved that all public notice had been mailed and printed in the local newspaper and the hearing was a legal hearing. The hearing was tabled until such time as publication could be verified. The board agreed that the annexation would be denied unless the portion of Annis Highway along the same area would be included as well.

3. Julie Bennett was in attendance to for Planning and Zoning to delineate requirements for the new style of lighting in the Pioneer Park Estates Subdivision. She had a copy of the covenants that will be covering the subdivision and showed the ideas the developer has for lighting. There was discussion of the different types of lighting, pole composition, placement of poles, wattage of bulbs, and responsibility of maintenance. The homeowners would not be allowed to paint the poles a differing color in order to maintain a consistent color for the poles and lights

Karen Durst moved that:

1. Lights should be installed in the front yard adjacent to the lawn edge of the sidewalk.
2. Bulb height should be centered at seven feet.
3. Lights should be within 10 feet of the left property line.
4. Florescent bulb wattage to be determined by the developer.
5. The pole material will be metal, steel or aluminum, and attached to a concrete base.
6. Corner lots shall have two lights.
7. Multi-family home lots will have one light for every 50 feet or as determined by the developer.
8. Maintenance will be the responsibility of the property owner.
9. Lights will have a photosensitive sensor.

Kelly McKamey seconded, all voted aye, and the motion passed.

4. Kevin Thompson of Thompson Engineering presented a plat review of Sunbrook Estates, which is in the City of Rigby's impact area along Highway 48 West of the city. Rigby Planning and Zoning had wanted to be kept informed of

what was happening with Jesse Byram's subdivision. Roads are in place to connect with the city when the area develops in the future. There will be one entrance on Highway 48. The developer will be installing water and sewer lines to connect to current city lines. There are easements from other property owners through which the lines would pass to the East. There are thirty-nine (39) lots in the subdivision.

Kelly McKamey moved to write a letter to Jefferson County Planning and Zoning Rigby City Council accepting the plat contingent on inspection and acceptance of water and sewer lines conforming to city standards. Stan Borowski seconded and all voted aye. The motion carried.

Karen Durst was excused.

5. DaNiel José of Jefferson County Planning and Zoning was present at the Board's request and answered questions from members that they had about the new building inspector the County hired and the new fees.

6. The reading of the March 11, 2004 minutes was tabled until the April 22, 2004 meeting.

Kelly McKamey moved to adjourn and Stan Borowski seconded. All voted aye and the motion carried. Meeting adjourned at 10:02 PM.