

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
May 13, 2004  
7:00 PM

Members present: Karen Durst, Wayne Clark, Lawrence Blackburn, Stan Borowski, Bill Millet, City Attorney Steve Clark, and P&Z Secretary Linda Radford. Ron Hedelius was excused. Also present were Roy Haggerty, Sherwood Ricks, Randall Allen, and Susan Kidd. The meeting was called to order at 7:06 P.M.

The hearing for a sign variance for Wendy's restaurant opened at 7:06 P.M. Roy Haggerty, of YESCO, was the proponent. He said that the building would be below grade on that particular lot, so they are asking for three signs on the building and an additional fifteen (15) feet in height for the taller sign on the lot bringing it to a height of forty-five (45) feet. Most Wendy's restaurants have two to three signs on the buildings. He provided pictures of current signs on the buildings for other Wendy's Restaurants (Exhibits 1 and 1a), and pictures of other signs currently in place on buildings within Rigby city limits (Exhibits 1b through 1f). Exhibits 2 and 2a show the taller signs in place in Idaho falls for Wendy's and Exhibits 2b through 2h show the taller signs in place in Rigby. The two taller signs would have a total footage of 250 square feet.

The floor was opened for public comment. Sherwood Ricks spoke in favor of the variance. He feels that a high rise sign is imperative for highway visibility, given the below grade lot and the fact that it is surrounded by much higher buildings. There was no one present to speak against. Hearing was closed at 7:48 and acting chairman Wayne Clark proposed that the next variance hearing be opened and the commission discussion for both hearings be held until after both hearings.

The hearing for a variance for an RV cover on the property of Randall Allen at was opened at 7:49. Mr. Allen stated that the cover is on a portable aluminum frame and the corrugation runs from front to back so that drainage on adjacent property is not a problem. He referred to pictures submitted with the application showing the location of the cover. It abuts the house on one side and the fence on the other. The structure has been in place since November, 2003, and is not permanent because it sits on a utility easement. Mr. Allen states that the structure is not prone to being blown over due to the fact that it is wedged in between the home and the fence, is anchored, and that the prevailing wind is parallel to it. Should the adjacent property be sold and the new owner objects to the placement, the cover can be moved to the back yard.

No one came forward to speak, either for or against the variance. The hearing was closed at 8:13.

The floor was opened for discussion of the two hearings by the commission. Stan Borowski moved to accept the Wendy's sign variance as discussed (three signs on the building, taller sign to be forty-five (45) high, and two tall signs to be two hundred fifty (250) square feet.) Lawrence Blackburn seconded, all voted aye and the motion passed.

Lawrence Blackburn moved to accept the variance for the RV cover as long as it was temporary. Stan Borowski seconded, all voted aye and the motion passed.

Susan Kidd wanted the opinion of Planning and Zoning of the feasibility of her proposal to buy a lot behind several houses that is currently vacant and used as a trash dump and racetrack. She would like to build RV storage and storage rental units. She would like to put up a chain link fence with a gate only homeowners and storage unit renters would be able to enter. She would put gravel down throughout the area.

She was told this idea was possible but it would need a special use permit.

The minutes of April 22, 2004, were discussed and approved with no changes.

Karen Durst moved to adjourn and Stan Borowski seconded. All voted aye and the meeting adjourned at 8:55 PM.