

MINUTES
RIGBY PLANNING AND ZONING COMMISSION
October 14, 2004
7:00 PM

Members present: Chairman Craig Bates, Wayne Clark, Bill Millet, Karen Durst, Kelly McKamey, Stan Borowski, Ron Hedelius, City Attorney Steve Clark, and Planning & Zoning Secretary Linda Radford. Also present were Kevin Thompson of Thompson Engineering, and Tom Bryson. The meeting was called to order at 7:11 P.M.

The hearing for a condominium plat for Brad Bryson, was opened at 7:12 P.M. There was a question initially as to whether a condominium plat required a hearing. State Code, Title 55, Chapter 15, concerning condominium plats was cited. Since the application had been advertised as a hearing, it would proceed as a hearing in this instance. Chairman Craig Bates found all protocol had been followed for a hearing. Kevin Thompson, of Thompson Engineering, presented on behalf of Brad Bryson. He explained the purpose of a condominium plat versus an amended plat. Amended plats split lot lines and condominium plats split a lot specifically for condominiums. The floor was opened for public comment. There was no one present to speak and the hearing closed at 7:24 P.M.

The commission discussed the plat and Bill Millet moved to approve the Bryson presentation of a townhouse plat. Stan Borowski seconded, all voted aye and the motion passed.

The hearing for the Avery preliminary plat opened at 7:38 P.M. Kevin Thompson presented the preliminary plat for Mr. Avery. He passed out pictures of similar structures to what they planned to build, Exhibit 1. Plans are to build eight twin town homes, with a garage for each unit and an ADA compliant home. They will have a homeowner's association for maintenance of the common areas. The floor was opened for public comment but no one was present to speak for or against. The hearing closed at 7:55 P.M. The commission discussed the proposal and City Attorney Steve Clark asked about the annexation agreement and whether it was signed. He was informed that it had been signed by the proponent with minor changes.

Kelly McKamey moved to approve the preliminary plat as presented contingent upon the signing of the annexation agreement. Karen Durst seconded, all voted aye, and the motion passed.

Agenda item #3 was canceled by the requestor.

Agenda item #4 was canceled because the requestor was not present.

Craig Bates discussed the joint city/county impact area meeting held on October 13th. He said possible expansion of the city's impact area was discussed and control of specifications at a city level for subdivisions in the impact area (i.e. streets and other infrastructure).

Jefferson County Planning & Zoning is holding training on November 6th and has invited City of Rigby Planning & Zoning members and any interested parties to attend.

Steve Clark and Craig Bates discussed where the city was with respect to hiring a city building inspector.

Karen Durst moved to recommend to council that a resolution be passed by city council as to the procedure of dealing with condominium and town home plats. Until then, Planning & Zoning will refer to State Code Title 55, Chapter 15 for determination. Kelly McKamey seconded the motion. All voted aye and the motion passed.

The minutes of September 9, 2004, were discussed and approved with no changes.

Stan Borowski moved to adjourn and Kelly McKamey seconded. All voted aye and the motion carried. Meeting adjourned at 9:09 PM.