

MINUTES
RIGBY PLANNING AND ZONING COMMISSION
March 10, 2005
7:00 PM

Members present: Acting Chairman Kelly McKamey, Gerd Zimmermann, Ron Hedelius, Travis Poole, and Karen Durst. Also present were City Attorney Steve Clark and Planning and Zoning Secretary Linda Radford. Bill Millet was excused. The meeting was called to order at 7:06 P.M.

The hearing for an amended plat of lots on 4th West in Pioneer Park for All American Builders was opened at 7:15 P.M. Kelly McKamey informed the commission that he may recuse himself due to his employment with a company associated with the owners of the lots, but there was no objection to his participation as chairman. He explained the hearing procedure to the participants and the audience. Brandon Thompson of Thompson Engineering showed maps of the amended plat and it was entered into the record as Exhibit 1. He showed where they intended to change the four lots into five lots because of a sewer line that they had not been aware of when the plat was first drawn. They propose putting the property line of two lots along the sewer line to accommodate the required easements. They will be building four tri-plex town homes and one duplex town home instead of five tri-plexes. Acting Chairman Kelly McKamey asked for public comment and no one responded. The floor was closed to public comment and the hearing was closed at 7:21pm. The commission discussed the proposed amended plat and no one saw any objections to approval. Travis Poole moved to approved the amended plat as presented and Ron Hedelius seconded. All voted aye and the motion passed.

The hearing for the preliminary plat for the second phase of Hunter Creek Estates was opened at 7:27. Brandon Thompson of Thompson Engineering distributed maps of the proposed plat. A copy was entered into the record as Exhibit 1. The property had been previously annexed into the city when Phase 1 was done. He discussed how the R-2 area lined up against the R-2 area in the neighboring subdivision of Pioneer Park Estates. He pointed out the existing sewer lines and manholes and showed where proposed lines and manholes would be placed. He also discussed the bridge over the canal on 4th West that the city is putting in to connect Hunter Creek Estates and Pioneer Park Estates.

Ralf Wilson, of 265 North 4th West, Rigby, owns property next to Lots 1 & 7 of Block 3 and was concerned about his sprinkler system that runs along the property line. Scott Stoker, of 6095 5th West, #2, Rexburg, responded to his concerns in his capacity as one of the developers and would be available for further discussion as this was a private matter. Janet Wilson was concerned about the increased traffic that would be generated on 1st North and the condition of the street there.

Paul Hepworth, of 571 Aspen Drive, Rigby, discussed his unsuccessful efforts to procure more land to facilitate more outlets from the subdivision and ease the burden on existing streets. Hearing closed at 8:09 pm.

The floor was closed to public comment and the board discussed the plat. The elevation of the sewer lines to be sure there was no need for a lift station. The time-line of the infrastructure being installed and the issue of 5th West being a "half-road" were

discussed at length. Steve Clark informed the body about the newly formed City/County Traffic Commission that will be studying the area's traffic and road conditions and be making recommendations for improvement. Mr. Hepworth and the board discussed the infrastructure needed along 5th West and he stated he has the option to buy the property to the west and that they may be able to put in a full road before the lots facing 5th West are sold or built upon. He said until then, he would be able to put in asphalt for a full road and curb and gutter on the east side only.

Travis Poole moved that the plat be approved with the stipulation that half the road be paved along 5th West where Lot 8 of Block 2 and Lots 19-23 of Block 3 are located. Ron Hedelius seconded the motion. The motion was discussed and Travis Poole decided to withdraw the motion. He then made the motion that a full road with appropriate infrastructure be installed, with curb and gutter on only the east side, before any building permits are issued for Lot 8 of Block 2 and Lots 19-23 of Block 3. Lot 1 of Block 4 would temporarily have only road base. Once development begins south or west of the lot, a paved road shall be required. Gerd Zimmermann seconded, all voted aye and the motion carried.

Gary Williams of 175 South 2nd West wanted to discuss the feasibility of putting a road in through the apartments off of South 2nd West. He suggested a street that could loop by the apartments and back around through his property and property he wanted to buy. The width of the private road leading to the apartments and the structures now in place would not allow for a full sized road off of 2nd West, so a one-way road was suggested. The board asked him to consult with his neighbors and draw up formal plans.

The minutes of February 10th and February 24th were accepted as they stood.

Karen Durst moved to adjourn and Travis Poole seconded. All voted aye and the motion carried. Meeting adjourned at 8:32 PM.