

MINUTES  
RIGBY PLANNING AND ZONING COMMISSION  
September 8, 2005  
7:00 PM

Members present: Chairman Kelly McKamey, Karen Durst, Lawrence Blackburn, Travis Poole, Gerd Zimmermann and Tamara Rochette. Also present were City Attorney Steve Clark, Planning & Zoning Secretary Linda Radford, Councilman Art Goody and Willard Price.

Meeting was called to order at 7:08 P.M. Councilman Art Goody swore in new P&Z member Tamara Rochette.

The hearing for an amended plat for Rigby Town Square, Division 6, was opened at 7:10 P.M. Willard Price presented a plat drawing and said that this was the last remaining division of Rigby Town Square. The plat (Exhibit A) showed an addition of a cul-de-sac on Pleasant Country Lane to accommodate a medical facility or high density housing. Mr. Price defines "high density" as buildings with more than four (4) dwellings. Pleasant Country Lane is nearing completion of the infrastructure. The plat also showed Call Heir Avenue as going all the way through to Annis Highway. This area is zoned commercial.

The floor was opened for public comment. Ron Johnson with the Bank of Commerce spoke in favor of the proposal. He asked where his lot was in comparison to the plat in question. Mr. Price showed him the relation of the two on the most current city map. He also showed the audience and members of the board where Call Heir will go through to the Annis Highway. There was no one who spoke as neutral or against. The hearing was closed to public comment at 7:22.

Mr. Price showed a plat of Rigby Town Square from 2003 and discussed the changes he was asking for. It was found that there was no reports from the technical review committee. Due to a miscommunication, the hearing was for an amended plat but the plat asked for was actually a final plat. The hearing was stopped.. Karen Durst moved to reconvene the hearing on September 29<sup>th</sup> (the earliest date possible given the public notice restrictions) when the reports from the technical review committee would be in hand and public notice for a final plat would have been performed. Gerd Zimmermann seconded. All voted aye and the motion passed. Hearing closed at 7:42 P.M.

Willard Price had questions about how to proceed on lots he wanted to build town homes on. They are on the corner of Stockham and Annis Highway and are currently zoned as R-1, single family homes. A builder wants to build on the lots after dividing a large lot. Currently, sixty (60) feet of the lot is zoned commercial and ninety (90) feet is zoned commercial. He asked if he should ask for a combined conditional use/amended plat hearing. It was suggested he ask to rezone the lots to R-2 which is less restrictive than to try for a conditional or special use.

Travis Poole asked about a sign he was proposing putting in the window of his company's building. He wondered what procedures he would go through and whether a sign painted on a window would exceed what is allowed in the ordinances. Steve Clark and Linda Radford will research the issue and get back to him.

Karen Durst submitted her resignation as of September 30<sup>th</sup>.

Travis Poole moved to adjourn and Karen Durst seconded. All voted aye and the motion carried. Meeting adjourned at 9:36 PM.