

**City of Rigby
Planning and Zoning Meeting
August 11, 2011
7:00 p.m.**

Those present were: Chairperson Orme, Commissioner Barker, Commissioner Brown, and Commissioner Warner. Those absent: Commissioner Bennett, Commissioner Richardson and Commissioner Taylor (all excused).

Chairperson Orme called the meeting to order at 7:20 p.m.

Chairperson Orme stated the requirement for a quorum was fifty percent (50 %) plus one and explained that with four members present they constituted a quorum.

Chairperson Orme stated the first thing on the agenda was the approval of the July 14, 2011 meeting minutes and asked if there were any changes or corrections. Commissioner Barker moved to approve the minutes as written. Commissioner Warner seconded. All were in favor.

Chairperson Orme stated the next item on the agenda was a work session and turned the time over to Paula Sessions, Planning and Zoning Administrator.

Mrs. Sessions stated there have been many discussions regarding the need to update the R-2 requirements within the City of Rigby. Mrs. Sessions stated it was her opinion the current code did not make adequate area for a building, no provisions for open space, safe places for children to play or even safe pedestrian walkways. Mrs. Sessions stated she was proposing a change on the entire set-up for the R-2 zone. Mrs. Sessions explained she would like to see a common parking area rather than each individual unit backing onto the roadway. Mrs. Sessions stated that she would also like to implement a no parking on the street in R-2 developments. Mrs. Sessions stated the minimum lot requirements was 4,000 square feet with the building comprising of seventy-five (75) percent of that lot and explained she felt this was too much. Mrs. Sessions explained that in any other zone the building is only allowed to take up forty (40) percent of the lot.

Mrs. Sessions referred to the R-1 (single family) zone and explained the minimum lot requirement there is 5,500 square feet and questioned putting more families on smaller lots. Commissioner Barker stated the buildings were also going up another story between zones and Mrs. Sessions stated that was correct. Mrs. Sessions explained that her proposal would take a duplex and require 7,000 square feet. Mrs. Sessions stated that a triplex or fourplex would require another 1,500 square feet per unit above the 7,000 minimum for a duplex. Mrs. Sessions stated that she understood that with the lot size requirements it would make it where the property owner had a yard to maintain. Mrs. Sessions referred to other developments within the city and stated this change in R-2 requirements would prevent issues like these from happening in the future by saying there simply isn't enough room. Commissioner Brown expressed her agreement to this proposal. Mrs. Sessions explained she had emailed the current code relating to R-2 and the proposed version of the code. Mrs. Sessions stated the current code was a single page and explained that her proposal was not much more but consisted of four pages.

Mrs. Sessions stated her proposal allowed for more parking and even consisted of the guest parking space so there is no need for that additional car parked in the roadway. Mrs. Sessions stated that current city code allows for 1.5 parking spaces per unit and would like to see this increased to at least two spaces. Commissioner Barker stated the 1.5 is a pretty typical number and Mrs. Sessions stated that while that was true the code based this 1.5 on the fact that the garage was the one space. Mrs. Sessions stated that generally in an R-2 area the garages are used as storage not as parking. Commissioner Brown asked if this was a similar outline to that of Rexburg and Mrs. Sessions explained that she had pulled information from various cities around the state as well as other states. Commissioner Brown stated that she could not see a downside to this proposal.

Mrs. Sessions stated that Commissioner Richardson had asked in a previous meeting if there was an agenda for working on this and Mrs. Sessions explained this was honestly just to update the code and bring it into reasonable standards. Commissioner Brown stated that safety was another reason to look at updating this portion of the code as well. There was a brief discussion regarding area developments and how the R-2 is designed in each one. There was a brief discussion regarding construction standards, zoning laws and yard maintenance concerns. Mrs. Sessions stated these guidelines were designed for the multi-family developments and not the single lots with a fourplex placed on it. Commissioner Barker stated that developments such as those in Rigby were designed ok but explained the problems they are facing are the individual property owners not taking responsibility. There was a brief discussion on how implementing too many rules can hurt developers as well as the city. Commissioner Barker stated that he agreed the code needed to be updated and Commissioner Brown stated that she was willing to compromise but felt they needed to do something. Commissioner Warner stated that he agreed the code needed to be changed and explained they have seen developments that were not very well thought out or planned and did not want that to continue happening. There was a brief discussion regarding the differences between two developments on opposite sides of the city. Commissioner Barker stated that he was in favor of updating this code but wanted to make sure that since it was for a small city they allowed for some latitude in design. Mrs. Sessions stated the main thing she would like to see changed is the size of the lots and explained the reason for this was because no other zone allowed the structure to occupy that much of the overall space. Mrs. Sessions stated that she understood this would mean there would now be lawns that would need to be taken care of. There was a brief discussion regarding HOAs and their responsibilities in the proposed R-2 zoning. There was a brief discussion regarding walkable communities and their benefits to the city they are located. There was a brief discussion regarding buffers between the various zones to allow for an area to integrate the two zones.

Mrs. Sessions stated she would like to see the R-2 be more aesthetically pleasing and explained that when a developer presents a plan for R-2 under current code they are met with a lot of hostility and resistance. Commissioner Warner stated there could also be the option of not requiring open space in a development if it was contiguous to a certain amount of open space. Commissioner Barker stated there could also be the option of shared parking if the R-2 development is placed adjacent to a commercial development.

Commissioner Barker referred to a previous comment regarding height restrictions and asked Mrs. Sessions if she was still interested in reducing the number of stories allowed in the R-2 zone. Mrs. Sessions stated that her personal preference was to reduce it and explained that no where in

Rigby was there a development that tall and explained they would fit into the city better if only allowed to be two stories. Commissioner Barker stated that most cities allowed three stories and Mrs. Sessions stated that she understood that and explained that if the commission wanted to go three then it would remain that way. There was a brief discussion regarding the job availability that brought people to Rigby. Chairperson Orme referred to the code and asked if there was a roof height limit for R-1 and Mrs. Sessions stated that it was forty-five (45) feet. There was a brief discussion regarding what types of buildings could be done and still remain under that height restriction. Chairperson Orme stated that if the code was changed to two stories the developer could always apply for a variance. Mrs. Sessions stated that if people continually had to apply for a variance then it meant there was something wrong with the code that needed to be addressed. Mrs. Sessions stated if that was the case she would rather leave it at three stories and then the contractor had the ability to go two or three based on his discretion and explained it opens the latitude. Commissioner Barker suggested having it say you can go three stories unless the proposed property abuts a residential area then it needs to remain two. There was a brief discussion regarding the benefits of this type of transition.

Mrs. Sessions stated that she would make copies of all the material she had reviewed regarding R-2 and get it out to the commissioners for their information and review. Mrs. Sessions explained that she wanted to get this updated and would like to have something prepared as soon as possible.

Commissioner Warner moved to adjourn the meeting. Commissioner Brown seconded. All were in favor. The meeting was adjourned at 8:09 p.m.