

**PLANNING & ZONING
COMMISSION MEETING
December 13, 2018
Meeting Minutes**

Call to order: Vice-Chairman Ellsworth called the meeting to order at 7:05 p.m.

Roll call:

The chair asked the clerk to call the roll:

Comm. Stowell-	Present
Comm. Sutherland-	Present
Comm. Wilder-	Present
Comm. Ellsworth-	Present
Comm. Bennett-	Absent
Comm. Warner-	Absent

Review and Approval of Minutes:

The chair asked the commission to review the minutes of September 13, 2018. Commissioner Stowell moved to approve the minutes of Sept 13, 2018 seconded by Commissioner Sutherland.

The chair asked for a voice poll: All in favor none opposed.

Public Hearing – DL Evans Bank – Conditional Use Permit – Signs:

The chair stated the next order of business would be the public hearing for the conditional use permit for the DL Evan Bank building and free standing signs.

He asked the commissioner if there was any Ex Parte Communication among the members that needed to be declared: No member voiced any concern.

The chair then called the applicant – DL Evan Bank forward to present their application for the conditional use permit.

Brandon Bryce – representing Lytle Signs came forward and presented the signage DL Evan was requesting to be placed on their building, the monument message sign and the free standing 40 foot sign.

He presented the commission with the various signs that was being sought to be placed on the new bank building. The major signs for “DL Evans Bank” would consist of three signs and three different locations on the building: east facing, north facing and west facing. The other signs would be directional signs for drive up teller; ATM machine and directional signs.

He recapped the location of the proposed electronic message sign. It would be placed on the corner of East Fremont approx. 22 feet inside the frontage of Farnsworth. The lights on the board are LED and would be dimmable during the evening hours. The board itself would be available for community information. The size of the board would be 20 feet high by 14 feet

wide. The sign would have the DL Evan logo on the top portion and the message board just below the logo. The sign will be permanent and mirror the construction of the bank building.

The freestanding standing sign is proposed to be 40 foot tall with a sign area of 20 foot by 10 foot containing the bank's logo. The sign will be constructed to withstand 115 miles per hour wind. Current standards specify 90 mph wind gusts. He noted that both the monument sign and the free standing sign will be outside the specifications required by Idaho Transportation Dept. He has yet to receive their confirmation and permit to erect the two signs.

The chair then asked the commission if there were any questions to Mr. Bryce. Commissioner Stowell asked for clarification to the location of the two signs as the site plan present was hard to see. Mr. Bryce showed the commissioner a large site plan showing the location of the two signs.

Having no further questions the chair noted that no one had sign up to speak in opposition or neutral to the proposed conditional use permit. However, four individuals had signed up to speak in favor of the project.

Speaking in favor:

He then called Brook Talbot to come forward.

Mr. Talbot: Bank manager for the Rigby branch is excited to be in Rigby and having a new building. They have been operating out of a leased space for two years and are seeing support from the local community. He feels the signs will attract even more customers to the bank with its location just off Highway 20.

Jessica Aguilar: Is DL Evans manager from Boise and commented they are excited to be in Rigby. DL Evans have just rebranded their logo and Rigby will be the first bank this side of the state to have the new logo on their advertising signs. She also reiterated Mr. Bryce comment that the message board will be available to the city and others for use in announcing public service messages.

Dan Hammon: Signed up but stated he had nothing new to add than what has been said.

Having no other person wishing to speak the chair closed the public portion of the hearing at 7:25pm.

Commission Discussion:

Commissioner Wilder asked about the message board and its size in relation to the Beehive sign. Mr. Bryce noted the sign would be similar to the Beehive sign and noted the city code did not allow of electronic message signs but noted other signs: the library and Scotty's True Value have message signs in addition to the Beehive sign.

The commission discussed various aspect of the application. Conscience was noted that the signage on the building was consistent with other buildings in the city. Commissioner Stowell noted the Wendy' building had six signs: four on each side of the building and two free standing

signs. Other businesses have more than one sign on their building: Subway, Dairy Queen, and Good to Go.

The chair asked the clerk if notice had been provided the public. The clerk stated that individual letters were sent to the property owners within 300 feet of the property were sent out, interest entities were also notified, notice had be published in the local paper on December 5, and December 12, notice was posted on the front door of city hall as well as posted on the city's web page and on site notices were placed on the property. And no one had respond via email or otherwise to the notices.

Commissioner Wilder expressed reservation to the size of the monument size and if it was setting precedent. There was a brief discussion on the area where such signs could be located mostly along Farnsworth and State St.

The chair stated the items needing acceptance would be: 1) the 40 foot free standing sign, 2) the electronic message board sign, and 3) the extra signs being placed on the building.

Freestanding Sign:

Commissioner Wilder moved to approve the 40 foot free standing sign seconded by Commissioner Sutherland.

The chair called for a roll call:

Comm. Stowell-	Yes
Comm. Sutherland-	Yes
Comm. Wilder-	Yes
Comm. Ellsworth-	Yes

Building Signs:

Commissioner Sutherland stated the electronic sign looks similar in size and appearance with other such signs in Idaho Falls and thought the location would be good. He also commented the proposal to place three signs on the building in addition to the directional signs was consistent with other signs in other cities.

He moved to approve the three signs plus the directional signage seconded by Commissioner Wilder.

The chair called for a roll call:

Comm. Stowell-	Yes
Comm. Sutherland-	Yes
Comm. Wilder-	Yes
Comm. Ellsworth-	Yes

The attorney interjected that the signs would be subject to permit from DOT

Electronic Sign:

Commissioner Stowell moved to approve the electronic sign subject to DOT approval seconded by Commissioner Sutherland.

The chair called for a roll call:

Comm. Stowell- Yes
Comm. Sutherland- Yes
Comm. Wilder- Yes
Comm. Ellsworth- Yes

ITD Approval:

Commissioner Sutherland moved that the signs are approved subject to ITD approval seconded by Commissioner Wilder.

The chair called for a roll call:

Comm. Stowell- Yes
Comm. Sutherland- Yes
Comm. Wilder- Yes
Comm. Ellsworth- Yes

The clerk informed Mr. Bryce that he would be sending out the conditional use permit for the signs later this week or the first of next.

Other Business:

The clerk came forward and stated the next PZ meeting would have three public hearings: 1) annexation request, 2) conditional use permit to build a new building on the rear property line; 3) amending a PUD to allow building 10 units versus the 8 as set by code. He would like to have the commission review and update the sign ordinance to allow for sign along Farnsworth and elsewhere a higher height, allow electronic sign board and other items the commissioner feel needed. He handed out the current code for signs along with three other cities sign ordinances. He also noted the impact ordinance needs to be completed by May 1, 2019 if at all possible.

In addition if any of the current members know of an individual wishing to server on the PZ commission to pass that name to the mayor or the clerk. The board would need to reorganize in January for a chair and vice chair.

The commissioner engaged in a wide discussion with no discernable topic.

Next Meeting:

Next meeting set for January 10, 2019

Adjournment:

Commissioner Sutherland moved to adjourn seconded by Commissioner Stowell.

The chair asked for a voice poll: All in favor none opposed.

Meeting adjourned: 8:00pm


Roger Warner, Chair

Brent Elsworth

ATTEST:


David Swager, Clerk