

Rigby Planning and Zoning Commission

Minutes of the Meeting

January 9, 2020

Chairman Ellsworth called the meeting to order at 7:17 p.m.

The chair asked for roll call:

Commissioner Ellsworth-	Present
Commissioner Sutherland-	Present
Commissioner Stowell-	Absent
Commissioner Warner-	Absent
Commissioner Cowley-	Present
Commissioner Wilder-	Present
P&Z Administrator-	Present
Attorney Dunn-	Absent

The pledge of allegiance was led by Chairman Ellsworth.

Commissioner Cowley: Motion to approve the minutes with corrections.

Commissioner Sutherland: Seconded the motion.

Commissioner Ellsworth: Yes

Commissioner Sutherland: Yes

Commissioner Cowley: Yes

Commissioner Wilder: Yes

All in favor: Motion carries.

Commissioner Ellsworth: It's time to re arrange the board.

Planning and Zoning: Would you like to wait until all Commissioner are present.

Commissioner Ellsworth: Yes

All in favor: Motion carries.

Public Hearing

Plan Unit Development/ Rocky Mountain Redevelopment and Luke Bloxham/ to allow a PUD on 2.520 acres. Build multi-family (4 Unit per building). Proposed development would be (6) four-plexus. Special Use Permit/ lot is too small.

Staff Report: Ione Hansen

Luke Bloxham: I think this is a better plan, we have gone with a U shape road and parking around the outside of the property. Building in the centered and green space surrounding. There is extra parking space, as show on the plat, we have multiple tree to help with privacy and I feel like we have addressed all your concerns. There is six building on the property and feel like this plat work for this property. We are excited for this property and the city's future. Are there any questions for me at this time?

Commissioner Cowley: So, these are dumpsters?

Luke Bloxham: Yes, I think this will be cleaner.

Commissioner Sutherland: Are the buildings going to be individually own or rental?

Luke Bloxham: Each building will be individually owned.

Commissioner Sutherland: Renters upstairs and down.

Luke Bloxham: No, town house style.

Commissioner Cowley: What's the floor plan?

Luke Bloxham: Three (3) bedrooms one (1) bath about 1124 square feet.

Commissioner Ellsworth: Is there a crawl space?

Luke Bloxham: No, slab on grade.

Commissioner Cowley: Single car garages?

Luke Bloxham: Yes, single car garages.

Commissioner Wilder: How many dumpsters?

Luke Bloxham: There is four (4) dumpsters with fence around them.

Commissioner Wilder: Two (2) more dumpsters.

Commissioner Ellsworth: Dumpsters next to the mailboxes.

Luke Bloxham: Dumpsters on South and North side of the property or next to the mailboxes. Is there a minimum required for dumpsters? Question for public works, Mitch.

Commissioner Ellsworth: Is there sidewalk and parking on the inside?

Luke Bloxham: Just sidewalks, no parking.

Commissioner Wilder: How wide is the road?

Luke Bloxham: Twenty-five feet (25'). With parking on the outside.

Commissioner Ellsworth: This is a way off but what kind of trees?

Luke Bloxham: Something low maintenance.

Commissioner Sutherland: Do we want a certain height or size of tree?

Luke Bloxham: Maybe something like an evergreen.

Commissioner Wilder: Would like to know the size of the trees?

Commissioner Cowley: Setback for the homes.

Luke Bloxham: Eighty feet (80") to the edge of the building.

Commissioner Wilder: A lot of building in a small area. Still not big enough for a PUD. One less build.

Commissioner Sutherland: Maybe three (3) plexus?

Luke Bloxham: Financially we will need this many units.

Commissioner Cowley: The property is 2.5 acres. You have 80% of 3 acres, we are off 20%.

Luke Bloxham: That is why I need Special Use Permit for a PUD. I have addressed the road, parking area and eliminated the duplex.

Commissioner Wilder: Reads minute from 12/12/2019. Motion to turn back to applicant and would like to see new plan with, no windows toward the homes to the south, one less 4 plex, trees and loop around drive.

Luke Bloxham: I must have missed that. So, five (5) four (4) duplexes.

Commissioner Sutherland: Five (5) units.

Commissioner Wilder: Five (5) units.

Commissioner Cowley: Four (4) plexus better then three (3) plex.

Commissioner Ellsworth: Five (5) units. Just trying to find a happy medium.

Luke Bloxham: If I didn't need Special Use Permit for an PUD, I would be building it by now. This would be a good place for a PUD.

Commissioner Wilder: We haft to be careful we are setting precedence. The PUD call for 3 acres. This is less then 3 acres.

Commissioner Wilder: Made a motion to turn it back to the applicate and would like to see a total of five (5) four (4) plexus, five dumpster some on the North and South side of the property, a six (6) foot fence, trees (height and make)and with this layout. Check with the post office regarding the placement of the mailboxes.

Commissioner Cowley: Second the motion.

Commissioner Ellsworth: Yes

Commissioner Sutherland: Yes

Commissioner Cowley: Yes

Commissioner Wilder: Yes

All in favor: Motion Carries.

Commissioner Cowley: Motion to adjourn.

Commissioner Sutherland: Second the motion.

All in favor: Motion Carries.

Meeting adjourned at 8:26 p.m.

 2/13/20

Brent Ellsworth, Chair

ATTEST:



Jone Hansen, Planning and Zoning