

Rigby Planning and Zoning Commission

Minutes of the Meeting

June 10, 2021

Chairman Ellsworth called the meeting to order at 7:03 p.m.

The chair asked for roll call:

Commissioner Stowell- Present

Commissioner Sutherland- Present

Commissioner Cowley- Present

Commissioner Wilder- Absent

P&Z Administrator- Present

Attorney Dunn- Absent

The pledge of allegiance was led by Commissioner Stowell.

Commissioner Cowley: Motion to approve the minutes for May 13, 2021, and May 25, 2021.

Commissioner Sutherland: Seconded the motion.

Motion Carries.

Public Hearing:

Rigby Town Square Division no. 1 3rd Amended Plat/ Lot 1A, 3A, & 11A Block 6, no.1, 2nd / Eliminating the lot line between lots 3A & 11A and adjusting the north lines of lot 3A and 11A to adding parking on the west side of 1A for the dental office. / Address 3877 East 400 North

John Thompson (Thompson Engineering) presents Rigby Town Square. They are just a moving a property line and adding more parking in lot 1A.

Commissioner Cowley: Is this for the car wash?

John Thompson: That is what I was told. So, they are eliminating the property line because they are not allowed to build over a property line.

Commissioner Stowell: The forty (40') foot section?

John Thompson: It is for future parking.

Anyone to speak.

In favor:

Neutral:

Apposed:

Closed hearing:

Commissioner Cowley: I do not see any issue.

Commissioner Sutherland: I agree.

Commissioner Stowell: I think it make sense.

Commissioner Cowley: Motion to recommend approval of the Amended Plat application for Rigby Town Square as platted.

Commissioner Sutherland: Second the motion.

Roll Call:

Commissioner Sutherland- Yes

Commissioner Cowley- Yes

Commissioner Wilder- Yes

Motion Carries.

Annexation & Zone Designation/ Application from BUKU Properties LLC/ Approx. Northwest corner of 400 North and 3950 East Annis Highway/ Proposing R-2 duplex and twin homes and R-3 duplex and twin homes, apartment building and condominiums.

Blake Jolley (Connect Engineering) present for BUKU properties. They would like to annex into the city. There is a lot of new development going into this area and serves available to this property. To the west, there is new R-2 development and to the south R-1 development going in. Thie area is changing. This property come up available and my clint would like the opportunity to develop the property. They would like to bring it into the city and develop it as R-3 and R-2 to meet the standing as down zone next to the single-family homes. We feel like it is a straightforward application and it meet the Comprehensive Plan. We have met with Ione (Planning and Zoning) and Mitch (Public Works), and they do not have any major concerns with the application. Ione has reached out to Jefferson County Road and Bridge. There will be two (2) road access that has been approved by Dave Walrath (Jefferson County Road and Bridge). Dave Walrath (Jefferson County Road and Bridge) has asked for the road to line up with accesses of Eagle Rest and Sugar Mill estates.

Commissioner Sutherland: This is just for the annexation not for the plat?

Blake Jolley: Yes, annexation and zoning. We will decide at a later day on the platting.

Commissioner Cowley: Ione on the Comprehensive Map this is zoned R-1 so this is for a Zone designation change.

Ione Hansen Planning and Zoning: That is correct.

Commissioner Sutherland: So, you will be developing this as commercial.

Blake Jolley: There will be R-2 zoning (twin homes) next to the R-1 and R-3 zone would be on the inside.

Commissioner Cowley. R-2 Twin home and 4 Plexus or even maybe an 8 plex.

Blake Jolley: Correct.

Commissioner Sutherland: Just annexation?

Commissioner Cowley: Annexation with a Zone change.

Commissioner Stowell: The two (2) accesses roads, will line up with the Eagles Rest Subdivision and Sugarmill Subdivision.

Ione Hansen Planning and Zoning: Yes

Anyone to speak.

In favor:

Neutral:

Apposed:

Closes the Public Hearing

Commissioner Cowley: We have R-2 to the East with one hundred (100) plus home and another subdivision to the South that was approved as R- twin home with ninety-three (93) home. With a narrow road.

Commissioner Sutherland: It a county road. We do not have any control over the road.

Commissioner Cowley: I would be opposed to changing the zoning in this area.

Commissioner Stowell: You would like to keep it R-1.

Commissioner Sutherland: The road needs wider. We have no say of the road.

Commissioner Cowley: Where the Comprehensive Plan said R-1, we have all the right to stick to R-1.

Commissioner Stowell: Yes, the Comprehensive Plan is layout.

Ione Hansen Planning and Zoning: The Comprehensive Plan said R-1, and Commercial on the corner.

Commissioner Stowell: Is there any update on when that Annis Hwy will be widened?

Ione Hansen Planning and Zoning: No not at this time.

Blake Jolley: If the city is wanting wider road. We can adjust the road when it come to the platting stage, that when you can require the extra room for the roads.

Commissioner Sutherland: This is a weird shape property. What going to happen in the fare corner.

Ione Hansen Planning and Zoning: The outside will have the buffer of R-2 and the inside will be R-3 as state in the new City Code.

Commissioner Sutherland: The pocket area is what I am concerned about.

Blake Jolley: That will be figured out in the platting stage. We have talk with Mitch (Public Work) about that area and maybe a cul-de-sac. The old Comprehensive Plan shows commercial and R-1. That not such a good plan and were the new City Code has commercial and then R-3 and then R-2 it protects the R-1 residence. Where is it downed zoned from the corner it a great way to develop? Then there is the Annis hwy. that is planned on being an artery road. This is where you want higher density.

Commissioner Stowell: I can see the corner area commercial.

Commissioner Sutherland: I would like to hear from Mitch (Public Works) has to say.

Ione Hansen (Planning and Zoning): Mitch (Public Works) and I met with the developer, and he liked the plan. It follows the new City Code, and the water and sewer are right there. Mitch wants the new Code not the Comprehensive Plan. The Comprehensive Plan is a guidance. It follows the R-3, R-2, and they R-1. It a good fit for the area. Yes, there not doing the commercial in the corner of the property but it but up to commercial. Mitch (Public Works) like the plan.

Commissioner Cowley made a motion to deny the recommendation of the Annexation & Zone Designation base on the Comprehensive Plan.

Commissioner Stowell: Mr. Jolley made a good point about Annie hwy. being an arterial road. It a good plan and I do not see a major problem with it. It has the buffer of R-2 around the outside of the property.

Commissioner Cowley: The other issue is the already approved developments. Once they start developing there will be a lot of people moving in. Now we want to approve a third (3rd) development in the same area. There are not just asking for a zone change, but a zone change with higher density. Our infustructure cannot handle it. What about the tax base, the impact on our school, this are some of my concerns?

Commissioner Sutherland: Good questions.

Commissioner Crowley: I know the city will say all day long that the sewer system and water system can handle it.

Commissioner Stowell: I am sure that is a concern.

Commissioner Sutherland: I am having a hard time seeing how this will fit on the property, with the R-2 and R-3. If we approve the Annexation and Zone Designation without seeing the layout of the plat.

Commissioner Cowley: There may not be a second for my recommendation. Maybe there might be an option to table it. I would like to see more commissioner here and here their opinions.

Commissioner Stowell: I would feel more comfortable to table it. I would like to see more input.

Commission Sutherland: I would like Mitch (Public Work) present and some of the neighboring property owner.

Ione Hansen (Planning and Zoning): The surround property owner was notified.

Commissioner Stowell: I would feel more comfortable to table it.

Commissioner Sutherland: I would feel more comfortable to table it. Motion dies.

Motion dies: New motion.

Commissioner Sutherland: Made a motion to table the Annexation and Zone Designation. I would like to have input from Mitch (Public Works) and look at the impact of this a little more closely. I also would like more commissioners.

Ione Hansen (Planning and Zoning): The Mayor must assign more commissioners. So, at this time, this is all we have except Mr. Wilder.

Commissioner Cowley Second the motion.

Commissioner Sutherland- Yes

Commissioner Cowley- Yes

Commissioner Stowell- Yes

Motion Carries.

Commissioner Cowley: Motion to adjourn.

Commissioner Sutherland: Second the motion.

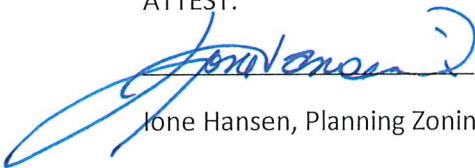
All in favor: Motion Carries.

Meeting adjourned at 9:15 p.m.



Dan Stowell, Chair

ATTEST:



Ione Hansen, Planning Zoning