

Rigby Planning and Zoning Commission

Minutes of the Meeting

May 13, 2021

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

The chair asked for roll call:

Commissioner Stowell- Absent

Commissioner Sutherland- Present

Commissioner Cowley- Present

Commissioner Wilder- Present

P&Z Administrator- Present

Attorney Dunn- Present

The pledge of allegiance was led by Commissioner Wilder.

Commissioner Cowley: Motion to approve the minutes with corrections.

Commissioner Sutherland: Seconded the motion.

Motion Carries.

Special Use Permit/Application from YESCO Outdoor Media, LLC, Railside Storage/ Address 363 North 4000 E/ For an off-premises sign.

Matt Largent from YESCO Outdoor Media, LLC. We are applying for an off-premises sign at Railside Storage #2. We had quite a few demands asking for advertising, and we would like to meet that demand. Seventy-five percent (75%) of our billboard are for local and small business advertising in this area. We see our billboard as an asset for those businesses. The billboard will be two (2) sided and have advertising on both sides. The over all height will be fifty feet (50'). Idaho State Department of Transportation has already issued a permit as part of this project and approved the billboard location. YESCO work hard to maintain all their billboard and hold them to a height standing. There is a lease agreement between the property owner and YESCO signs.

Commissioner Sutherland: Is this a lighted sign?

Matt Largent: It is not a lumined board but will light up.

Commissioner Cowley: What the distance between this sign and the next sign?

Matt Largent: About one thousand one hundred feet (1100') to the south.

Planning and Zoning lone Hansen: Just wanted to make commissioner aware that the property was posted, and the sign was moved. I reposted the sign and took pictures.

Commissioner Wilder: Will that cause a problem?

Planning and Zoning lone Hansen: I do not think so. I still advertised in the newspaper and contacted the property owners within three hundred feet (300').

Commissioner Sutherland: Was there a negative response to this?

Planning and Zoning lone Hansen: I had a gentleman come in and tell me the sign was down, and on the wrong property.

Anyone to speak.

In favor:

Heather Thompson: We are excited for this area and the growth in Rigby.

Neutral:

Apposed:

Eric Waters: I live in between the two storage units. I am somewhat apposed to it because of all the lighting. The Idaho State Department of Transportation is installing lighting along the freeway, and now a sign with light. I think it an eye sore. Who is asking for this permit? What does off premises mean? Does it meet Idaho Transportation Department requirements?

Commissioner Wilder: To answer your question; YESCO is asking for the permit, and off premises mean they do not own the land. They are asking to place a billboard on their property. Yes, Idaho transportation department has signed an approval letter.

Commissioner Wilder: I have never looked under a sign and seen how much it lights up the area.

Matt Larsen: So, the light is shielded. We use LTD light which we can control the lighting better, and only lights up the billboard. There is very little spilling. Where this billboard will be place on the property, and with the surrounding trees and storage unit, in between, I am not sure it will affect Mr. Water property.

Closed hearing:

Commissioner Wilder: My only concern is the resident and the light issues. I do not want to cause issue with the residents.

Commissioner Sutherland: It follows all criteria and follows code.

Commissioner Cowley: It is a Special Use Permit. It's not a landowner asking to advertise, it's a company. Eleven hundred feet (1100') between billboards is pretty closes.

Commissioner Sutherland: But it meets code.

Legal counsel Robin Dunn: Allowed Bradon Sonders to speak. State Highway states that each sign need to be five hundred feet (500'), so we are far within State regulations. Our intention is not to be a bad neighbor. If there is some light spillage, we would be happy to work with the neighbors and eliminated the issues.

Commissioner Cowley: Has any local businesses reached out to you on advertising?

Bradon Sonders: YESCO has sale people that reach out and handle the adverting.

Commissioner Cowley: My concern is the residents.

Bradon Sonders: YESCO want to be a good neighbor and mitigate any issue.

Commissioner Wilder call Mr. Water back up to ask question. If they shield the light would that help?

Mr. Water: Yes, that would be a plus. There are two (2) neighbors that are closer than I am.

Commissioner Wilder: Where there not here we assume they do not have an issue with it.

Dave Chapple: We live in the county but own the property. This is about four hundred feet (400') to his property line. There is a roll of large tree and storage unit between, with the height of the sign, I do not think he will even be able to see the sign for the back of his property. I just want to answer question that relate to the property. As his neighbor I do not want light shining in his yard.

Commissioner Wilder: Thank you that helps a ton. With the building, trees, and the shielding of the light.

Commissioner Cowley: This is a Special Use Permit?

Commissioner Wilder: It only a Special Use Permit because it an off-premises sign, and the height of the sign.

Commissioner Cowley: I do not see where this benefits the City of Rigby.

Commissioner Sutherland: Motion to approve the Special Use Permit.

Commissioner Wilder: Seconded the motion.

Roll Call:

Commissioner Sutherland- Yes

Commissioner Cowley- No

Commissioner Wilder- Yes

Motion Carries.

Two to one.

Annexation & Zone Designation/ Application from S & H Properties LLC. / Approx. address 356 North 3800 East/ Proposing Residential, R-1 and R-2 Multifamily zoning.

Kurt Roland with Eagle Rock Engineering representing for S & H Properties. What we are proposing is annexation into the City of Rigby. There approx. 60 acres at 3800 East. We are asking for annexation in R-1 single family and R-2 multifamily zoning. There will be single family home, twin home and multi family. Is there any question?

Legal Counsel Robin Dunn: They are only asking for annexation and zoning currently.

Commissioner Cowley: How many single-family homes, and multifamily homes.

Kurt Roland: There is one hundred thirty-four (134) single family home and that is counting the twin homes. Then there are sixty-four (64) multifamily homes.

Commissioner Cowley: Is there driveway for each multifamily?

Kurt Roland with Eagle Rock Engineering: Yes, and a two (2) car garage.

Anyone to speak.

In favor:

Heather Thompson: We are excited to develop in Rigby. This is a great area with great school and a good community. We want to work closely with the City of Rigby to create great housing for family. The purpose of the three (3) different zones and housing is to touch on different income levels. The cost of home is increasing rapidly. In the last year, the cost of home has increase about thirty percent (30%). So, the likely hood of everyone being about to afford on one (1) or two (2) acres is getting more and more difficult. This is a great opportunity for young family starting out to own a home instead of renting. The town home is meant to be owned individually not as an investment property I know parking has been an issue and we looked at it closely. So that why there two (2) car garages and additional parking on the side, larger green space. We just want family to have the opportunity to own homes. With the different size of lots, this gives them opportunity to have homes. The town homes on the inside of the development only includes six (6) acres which includes the park and three (3) of that is green space. It only ten percent (10%) of the whole development.

Neutral:

Clift Connors: My concerns are the impact on the county roads, schools, and what about the water table. Just because we can do something does not mean we should.

Landon Thurgood: I am just trying to get more involved with what is going on in Rigby and Jefferson County. This looks like a lot of people, which creates more traffic. I am very glad the city is addressing the sewer and water. The city is expanding, are there impact fees? I am in favor of the impact fees, but it back on the developer. The school are exploding. I want to see are city grow, but we need proper planning for are school and roads. We need manageable growth.

Planning and Zoning: We do not have impact fees, but there is a Road and Bridge fee when they annex into the city. The Road and Bridge fee are so much an acer depending on the use, and there also is sewer and water hook up cost.

Apposed:

Ryan Day: I am not against smart growth, but when the construction begins, I would like to see them accessing 3800 East and not through the neighborhood. Larger road for further growth, I know this is a county issue, but I think we need to be aware of this for future growth. I think the development layout is good. Let us be honest, the town home is an apartment. I think it is a must that they park their car in the garages, and not on the streets.

Megan Summers: I have some concern with the twin homes on the outside of the property, I do not want to see them expand. If there is any way, we can put the single-family dwelling on the outside of the property, that would make me feel a lot better about this development. I know we talk about the road

and school. I do not know if you have tried to pick up or drop of kid at school, it is a joke already. So if we add a few more hundred (100) kids, I just do not know how this is going to work. I just do not think we have the room right know to grow.

Daniel Simmons: 3800 East is the route to the high school. A lot of traffic and high school kids learning to drive. I have noticed they have lowered the speed limit. But I do not think cramming all these home in this area is the right thing to do currently.

Tera Riley: Me and my husband are against annexation. We bought within this area to live in the county. We have a lot of animals. We do not want to have a limit on how many animals we can have and to pay for city sewer and water. Let fill up the land that is already approve for development before we build on this farmland. It feels like we are expanding too fast, I just do not see how we can keep up with all the infrastructure.

Chad Jensen: How is this annexation going to affect the surrounding property. The road is an issue, there is a ton of traffic. We really need to address the road issue before we move forward with all this.

Commissioner Wilder: Just so you all know we are not here to annex other property into the city. There are many laws and rules we must abide by. Whether we agree with something or not, there is nothing we can do to stop growth. We do not have more right to your land then you do. Has there been a lot of talk on social media about everyone in the impact being annexed into the city? That is absolutely false.

Mitch Bradley Public Works: The impact area is put into place to protect the people in the county. This means they must build to city spec, wider road, curb, and gutter. The area of impact is a good thing, but that does not mean we are trying to annex you into the city. We are just making them develop to city standard so when they want to hook up to city services the infrastructure is already in place. The area impact is a good this, it slows the building up somewhat.

Commissioner Wilder: We are here to protect the city and have the same concern you do.

Kurt Roland with Eagle Rock Engineering: To answer some of your question. On 3800 East there will be one hundred feet (100') right away and turn lanes. Also, there will be no lots accessing for 3800 East. On the straight road there will be valley gutter to slow down the traffic. For safety reason we will be access the construction off 3800 East. There is fifty percent (50) green space. Any other questions?

### **Closes the Public Hearing**

Commissioner Wilder: I Like what they have done. You have been considerate with of your green space, location is my issue. The highest density within the city is butting up right against there. We have major traffic issues. I would like to see a traffic study on 3800 East to see what the impact would be by adding this many more homes. Next is R-2 on the outside boundary of the property. All the multifamily housing goes through all the single-family homes.

Commissioner Sutherland: The city has zero control over 3800 East as far as developing. Highway 48 is a state highway it has nothing to do with the city. We all complain about the traffic, but we have nothing to do with it. They are out of our control we all complain about the traffic, but the city does not control the traffic. We have a phenomenal axon (Mitch Bradley) and I compliment him on his efforts. You should real appreciate this man.

Commissioner Cowley: I live in a townhome and I think they are awesome. So, I am not anti-townhomes. It meets all codes and then some, but we are also planners. There is the Comprehensive Plan and when you look at the purpose of the Comprehensive Plan it states: Ensure that city land use actions, decisions, and protect the public, health safely, and general welfare. These three policies on the Comprehensive Plan, I am going to call out: less congestion of street, adequate provision for schools, and undo over of population. I would also like to see a traffic study. It is timing the over abandons of growth. I would like to see a report from the school district. That is why the Comprehensive Plan said why we are here.

Commissioner Wilder: I am a no on R-2.

Commissioner Cowley: I think we need a traffic study first.

Commissioner Cowley: I would make a motion to table the Annexation and Zone Designation, until we receive a traffic study for highway 48 and 3800 East, and a report form the Jefferson County School District on infastructure. The traffic study will be at the developer cost.

Commissioner Sutherland: Second the motion

Roll Call:

Commissioner Sutherland- Yes

Commissioner Cowley- Yes

Commissioner Wilder- Yes

Motion Carries.

Commissioner Cowley: I would make a motion to table the Preliminary Plat and Special Use Permit application from S & H properties. Until we make a decision on the Annexation and Zone Designation.

Commissioner Sutherland: Second the motion

Roll Call:

Commissioner Sutherland- Yes

Commissioner Cowley- Yes

Commissioner Wilder- Yes

Motion Carries.

Commissioner Cowley: Motion to adjourn.

Commissioner Sutherland: Second the motion.

All in favor: Motion Carries.

Meeting adjourned at 9: p.m.

A handwritten signature in black ink, appearing to be 'Mike Wilder', written over a horizontal line.

Mike Wilder, Chair *vice*

ATTEST:

A handwritten signature in blue ink, appearing to be 'Lone Hansen', written over a horizontal line.

Lone Hansen, Planning Zoning