

**PLANNING & ZONING
COMMISSION MEETING
August 8, 2019
Meeting Minutes**

Call to order:

Chairman Ellsworth called the meeting to order at 7:02 p.m.

Roll call:

The chair asked the clerk to call the roll:

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

Also present: Attorney Dunn

The chair asked if the agenda could be adjusted to allow the public hearing to go first on the agenda. Hearing no objections he then opened the public hearing for the amended plat for Cedar Meadows.

Public Hearing:

Amend Plat – Cedar Meadows Subdivision:

The chair noted no person had signed the sign-up sheet this evening. He then asked the applicant to come forward present the reason for the amended plat.

Blake Jolley from Connect Engineering came forward representing the owners/developers of the subdivision. Mr. Jolley explained that the request to amend the plat was needed to allow for the construction of twin homes on the streets of Franklin and Lincoln. The original plat had been platted for 26 single family homes. The proposed amendment is to increase the number by 11 additional homes. The twin homes will be built on a zero lot line with the same set backs on the side, back and front lots as the original plat but for the common wall between the twin homes. The owner/developer feels the construction of the twin homes will be a nice transition from the 4-plex buildings to single family homes. The proposed twin homes will be single story with a basement and oversized double garage. Mr. Jolley commented that there has been interest in having twin homes in Rigby. All city codes will be met.

Commissioner Ellsworth asked the spec on the twin home. Mr. Jolley indicated the common wall will have a 2-hour fire rating and each home will have its own legal description and separate water/sewer services.

Commissioner Warner expressed concern with the 4-plex homes on the back side of Lincoln Street will look down onto the back yards. Mr. Jolley indicated that even if a single home were to be built the same issue will occur.

Commissioner Sutherland asked about square footage of the homes. Mr. Farmer, speaking from the audience, indicated the units will vary in size ranging from 1,200 to 1,100 square feet on each level. And the configuration of the units will vary in design. Mr. Farmer said the garage will be wider to accommodate larger vehicles and to allow for storage for the homeowner.

Public works director, Mitch Bradley, spoke in favor of the amended plat. He felt it was a good transition. Devon Belnap, representing River Bend Management indicated that if the amended plat is approved the rest of the development would be completed to allow full build out.

Having no further public comment the chair closed the public hearing for commission discussion.

Commission Discussion:

Commissioner Cowley expressed concern with the higher density.

Commissioner Sutherland also was concerned with the higher density but likes the concept of twin homes. Feels the concept is family oriented with yards for the kids to play in without having to go down the street.

Commissioner Stowell felt the twin homes would be a good transition from R-2 to single family. Commissioner Warner likes the Autumnwood Development and thought it is a good example to be followed. Mr. Warner expressed concern with the two story apartments on the north side of Caribou Street. Should consider screening with trees or other plants. It is a good transition.

Commissioner Warner moved to approve the amended plat allowing for twin homes subject to current building codes of the city to be followed. Motion seconded by Commissioner Stowell.

The chair called for a poll of the board:

Comm. Stowell-	Yes
Comm. Sutherland-	Yes
Comm. Ellsworth-	Yes
Comm. Cowley-	Yes
Comm. Warner-	Yes

With the commission recommending approval of amended plat it will be forwarded to the city council with a "to approve" from the planning zoning commission.

Secondary Shops/Garages in residential zones:

The chair next turned to the discussion about secondary shops/garages being built on residential lots. A number of requests have come to the city requesting shops/garages to be built in R-1 zones.

Commissioner Warner commented on the red shop built at the end of Main and 3rd West. He felt the shop is over sized and didn't want every resident in town to have a similar building. He felt it best to build behind the home out of sight from the street view.

General discussion: (Various conversations ongoing) General comment that there should not be regulations on exterior building material but should be similar to the neighborhood. Secondary buildings should not be larger than the home. Size of building tied to a percentage of the lot size. Locate in back yards only. No to cargo containers. Review other cities codes for secondary buildings. To be discussed at next meeting.

Review and Approval of Minutes:

Commissioner Warner moved to approve the minutes of April 19, 2019 seconded by Commissioner Cowley.

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

Commissioner Warner moved to approve the minutes of May 9, 2019 as corrected seconded by Commissioner Cowley.

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

The chair then signed the minutes as approved.

Sept Agenda:

The city clerk said the two issues that will be addressed in the September meeting will be a zone change on the old junior high school property and an amended plat in Rigby Town Square off of Rigby Lake Drive and 400 North.

Adjournment:

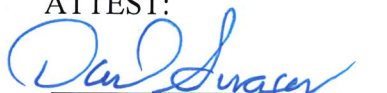
Commissioner Warner moved to adjourn seconded by Commissioner Stowell.

The chair called for a voice poll: all in favor none opposed.

Meeting adjourned: 8:15 pm.


Brent Ellsworth, Chair

ATTEST:


David Swager, City Clerk