



Minutes

Planning and Zoning Commission Meeting

City of Rigby

Located in City Hall Chambers on September 13th, 2018 at 7:00 p.m. until 8:00 p.m. Public Hearing

A Community Working Together in Harmony

Call to Order: Chairman Warner at 7:05 PM

Chairman Warner conducted roll call and it was determined that a quorum was present to conduct the business of the commission.

Roll Call: Chairman Warner

Commissioner Bennett - Absent

Commissioner Stowell - Present

Commissioner Ellsworth - Absent

Commissioner Wilder - Present

Commissioner Sutherland – Present

Commissioner Warner- Present

Also present were a handful of attendees and Paul Scholes, City of Rigby Staff.

Ex Parte: Chairman Warner

Chairman Warner determined if there were any conflicts or “Ex Parte” communication related to the agenda items. There were no conflicts or “Ex Parte” communication.

Review/Approval/Amendment of the minutes from the June 14th, 2018 Meeting (Action Item, Chairman Warner)

Chairman Warner directed the commission to review the minutes from the June 14th, 2018 Planning and Zoning Commission Meeting. After reviewing the minutes, a quip to correct spelling of “Wagner” to “Warner”. Commissioner Wilder made a motion to approve the meeting minutes as written. Commissioner Sutherland seconded the motion. The vote was unanimous in the affirmative to adopt the minutes.

Public Hearing #1- Commercial Use in Residential (R-1) Zone - 185 W 1 N (Action Item)

Staff Report ~ Paul Scholes

On August 31st, 2018 the co-owner of Stitchin Around Quilts, Linda Kauer, applied for a special use permit (variance) for the commercial business to relocate to 185 W 1st N, as part of a real estate sale of Kidz Corner Pre-School.

The application includes a site plan showing tenant improvement for parking, signage, a porch, and landscaping. She was advised to get the special use prior to applying for building and sign permit(s).

Referenced 2015 Comprehensive Plan which shows this area to be commercial use at some future point.

The application \$300.00 fee was paid for and deemed complete, which a public hearing was scheduled for September 13th, 2018. Twenty property owners, within 300' (ft), were then notified by signage, a post to website, and letter.

The request for special use is to allow commercial use in a residential (R-1) zone.

Chairman Warner review sign-up sheets; seven (7) signed the "For" sheet, zero (0) signed "Against" sheet, and zero (0) signed the "Neutral" sheet.

For Testimony ~ Christin Jarvie, partner, 4173 E 550 N, Rigby ID 83442

Stich in Around Quilts has been open for four (4) months with three (3) employees, current location too small (400 sf). New location has considerably more space. The new location will allow the business to grow by:

1. More Space for Inventory
2. Classes for Customers
3. Equipment in One Location

The equipment includes a Computerized Long Arm Machine and Laser Machine. Other tenant improvements are; Porch, Shutters, Parking for seven (7) vehicles, etc.

Comment on the loss of the Abbott's Store, which Stich in Around Quilts can provide a specific niche and destination.

Commissioner Sutherland asks about set-back's and parking consideration.

Commissioner (All) discuss issue, referencing a precedent of Edward Jones on Main Street.

Commissioner Warner asks, the cost(s)/value of the equipment. Linda Kauer puts the value to many thousand(s) dollars.

Commissioner Wilder asks how many parking spaces can be fitted as per site plan. Christin Jarvie responds that it fits seven (7) vehicles. Discussion of Handicap Parking and Ramp.

Commissioner Warner references the sign-up sheets, seeing support without objection, asks commissioners if other items need to be considered. Commissioner Wilder comments that it fits with City Comprehensive Plan. Commissioner Stowell comments on use boundary. Commissioner Warner references past uses have been commercial in use. Commissioner Warner asks commissioners if it would be all right to dispense with further discussion.

Commissioner Stowell asks about the proposed sign. Commissioner Warner responds that the future sign will have to conform with city sign ordinances.

Commissioner Warner call for Motion
Commissioner Wilder Motions to Approve
Commissioner Sutherland 2nds Motion

Chairman Warner called for a roll call vote;

Commissioner Stowell – Yes
Commissioner Sutherland - Yes
Commissioner Warner – Yes
Commissioner Wilder - Yes

Chairman Warner; Motion carries.

Other Business / Staff Report

Update on Status of Impact Zone (Areas of Annexation) for Jefferson County.

Staff Report ~ Paul Scholes

Review of Action Plan with Kevin Hathaway, Jefferson County, on a joint agreement for future impact areas. The plan calls for a city, county standards for all new subdivisions effective for 2019. Future city/county planning and zoning commissioners' meetings will review agreement language and seek for approvals by the end of the year. Maps, GIS, and reference materials will be updated by early spring.

Commissioner Warner asks about the County Moratorium, references in the Jefferson Star Newspaper, "P & Z talks utility easement, moratorium" Jefferson Star, Sep-12, 2018.

City Staff Scholes replies the moratorium is in place for all new applications submitted to county so that the language can be drafted that would overlay the new joint agreement standards on all applications. Historical, political, and infrastructure references made.

Commissioner Sutherland adds support to action plan.

Commissioner Warner likes the agreement as a starting point for annexation that promotes the ideas of replacement costs for developers to have funds available lifespan replacements.

City Staff Scholes summarizes that this is the start of many annexation hearings in the future.

Exchange between City Staff Scholes, Commissioner Warner and Commissioner Sutherland summarizes, new school, church infrastructure, annexation expansion and standards,

Commissioner Stowell shared experience of overhead flight of the number of subdivisions in Jefferson County. Large school district. Signs of future impact.

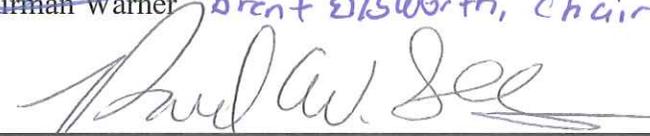
Commissioner Warner asks City Staff Scholes about Job Satisfaction and County Relationship. City Staff Scholes reply with some growth plans between Idaho Transportation Department and City, infill lots, enticements. Discussion on grants, community re-development, access.

Commissioner Sutherland discussion on Crank property on weed abatement. City Staff Scholes will follow-up on issue.

Meeting Adjourned:

Chairman Warner adjourned the meeting at approximately 7:55 p.m.


Chairman Warner *Brent Elsworth, Chair* 12-13-2018
Dated


Attest, Paul Scholes, P/Z Administrator 13-Sep-2018
Dated

Minutes Prepared By:

A Hes p:

David Swager clerk 12/13/18