

Rigby Planning and Zoning Commission

Minutes of the Meeting

April 11, 2024

Chairman Stowell called the meeting to order at 7:08 p.m.

The chair asked for roll call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Present

Commissioner Stone- Present

Commissioner Belk- Present

Commissioner Kifer- Present

P&Z Administrator- Present

Public Works- Absent

Pledge- Commissioner Stowell

Commissioner Stone: Motion to approve the minutes.

Commissioner Sutherland: Seconded the motion.

Motion Carries.

Public Hearing:

Annexation and Zone Designation / Kay Bishop/ Approx. address 3980 East 400 North/ Proposing that the property be annexed into city limits and zoned commercial.

Larry Stevens: Present for Kay Bishop. This parcel is surrounded by commercial use. Even though it is zoned R-1 in the county. Kay building at 703 Rigby Lake Dr. is within the city limits. This parcel is next to Kay and believe it would be best to annex it into the city as commercial.

Commissioner Stowell: Read the letter from Jefferson County Commissioner. (Exhibit 1)

Planning and Zoning Administrator Ione Hansen: Commented on the Letter for Jefferson County Commissioner.

2. The county continues to be concerned with annexation by the city and missed opportunities to annex islands.

- This island was created when the county did not follow the Impact Agreement.

4. Addition, the county has adopted impact fees to support the fire district and Road and Bridge Department. The city applies a different mechanism other than impact fees when assessing the roads. When these properties are annexed into the city limits and then built on, impact collected by the county is not included in the cost of the building. Therefore, the road should be included in the city limits to gain the best maintenance and upkeep of the road.

- The county has collected impact fees.
 - RP04N39E078878 Impact fee \$3,134.58. Permit JEF-20-06-11.
 - RP006020010020 Impact fee \$2,776.80. Permit JEF-17-12-05.
 - RP006020010010 Impact fee \$2,776.80. Permit JEF16-06-33
 - For a total of \$8,688.18 Impact Fee. (Exhibit 2)

5. The County would like to see the continued organized expansion of the city and taking the opportunity to annex this entire island along with the roadway seems to be positive to becoming a consistent and solid city.

- This road would not be a problem if the county would follow their own Impact agreement.
- The county has already collected an impact fee for Road and Bridges.
- The city cannot force annexation. Idaho Code 1403.

Mitch Bradley Public Work for the City of Rigby: Reads in his concern and included a map, Legislative Code Section and Comments for ITD. (Exhibit 3)

In favor:

Neutral:

Trent McGary spoke neutrally. Just concerned what was going in on this property. They really don't want to see another RV Park.

Apposed:

Rebuttal:

Larry Stevens: No rebuttal

Closed Hearing:

Commissioner Kifer: There two different issues going. The more heated one is the road stipulations and the mess the county tries to push on the city. What we are here for tonight is

the annexation. It is the right choice to annex this parcel into the city. The road does need to be in the city, but the city is not going to force an annex.

Commissioner Stowell: This parcel should be zoned commercial. The road issue should be part of the Development Agreement. That is when the property owner would be responsible for the curb, gutter, and sidewalks.

Commissioner Stone: There are two separate questions. What is the county role in this? Do they just provide their comments?

Planning and Zoning Administrator Ione Hansen: In their Impact Agreement, they are supposed to reach out to the city. I sent an email to let them know what is going on in the Impact area. We have always worked with Jefferson Road and Bridge and had them sign off on the developments.

Commissioner Stone: Sound like it just a recommendation.

Commissioner Kifer: Why doesn't Kay Bishop's lot within city limits have sidewalks.

Mitch Bradley Public Work for the City of Rigby: Because it wasn't enforced.

Commissioner Sutherland: I think it is straight forward.

Commissioner Belk: I see no issues.

Commissioner Belk: Motion to recommend approve for the Annexation and Zone Designation/ Kay Bishop/ Approx. 3980 East 400 North/ Proposing that the property be annexed into city limits and zoned Commercial.

Commissioner Kifer: Second the motion.

Roll Call:

Commissioner Sutherland- yes

Commissioner Stone- yes

Commissioner Stowell- yes

Commissioner Kifer: yes

Commissioner Stowell- yes

Motion: Carries

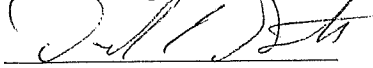
Motion:

Commissioner Belk: Motion to adjourn.

Commissioner Sutherland: Second the motion.


All in favor: Motion Carries.

The meeting was adjourned at 7.48 p.m.



Dan Stowell

ATTEST:


Lone Hansen, Planning Zoning