

Rigby Planning and Zoning Commission

Minutes of the Meeting

May 23, 2024

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

The chair asked for roll call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Present

Commissioner Stone- Present

Commissioner Belk- Absent

Commissioner Kifer- Present

P&Z Administrator- Present

Public Works- Absent

Pledge- Commissioner Stowell

Commissioner Kifer: Motion to approve the minutes.

Commissioner Stone: Seconded the motion.

Motion Carries.

Public Hearing:

Preliminary/ Final Plat / Squealers Park, Division no.1/ Kent Hansen/ Approx. address 731 Rigby Lake Dr./ Proposing a Preliminary plat with three lots.

Kent Hansen: Present for Squealer Fun Park. I would just like to Plat this into three lots. Lot one is the RV Park with 17.21 acres, the second lot is the Castle House with 10.16 acres, and the third being the Fun Park with the remaining 3.96 acres. Platting this in to 3 lots would help for future development.

Commissioner Kifer: Why not more lots?

Kent Hansen: I don't have any current plans for lot 2 and lot 3. Once we know then we will divide them into smaller lots.

In favor:

Neutral:

Apposed:

Rebuttal:

Closed Hearing:

Commissioners: This is simple. Lot 1 is the RV Park, so for future expansion of the RV Park Mr. Hansen would need to come back to Planning and Zoning for a Conditional Use Permit. This is just allowing Mr. Hansen to sell or develop these lots with different kinds of commercial uses. They may need to come back to Planning and Zoning in the future once they know what the plans are for these lots. This is for future growth and development.

Commissioner Sutherland: I see no issues.

Commissioner Stone: Motion to recommend to council to approve the Preliminary/ Final Plat / Squealers Park, Division no.1/ Kent Hansen/ Approx. address 731 Rigby Lake Dr./ Proposing a Preliminary plat with three lots.

Commissioner Kifer: Second the motion.

Roll Call:

Commissioner Sutherland- yes

Commissioner Stone- yes

Commissioner Stowell- yes

Commissioner Kifer: yes

Motion: Carries

Second Item on the Agenda:

Zone Change/ Zone Map Amendment/ BFL Holding LLC/ Approx. address 130 East 1 South/ Proposing a zone change from Industrial to Commercial.

Planning and Zoning Administrator: (Ione Hansen) The City of Rigby did receive an email from Idaho Transportation Department stating no concern with the access.

Mac Lund: Representative for BFL Holding LLC. We are asking to change the zoning from Industrial to Commercial. There is a small strip of industrial surrounded by commercial zoning. This parcel has always been part of Scotty's, now Ace. Looking at adding parking and replacing the building on this parcel to match the new look for Ace.

In favor:

Neutral:

Opposed:

Rebuttal:

Closed Hearing:

Commissioners: They are just trying to clean up the zoning for the use of the property. This is a small strip of industrial zoning that is surrounded by commercial zoning. The industrial parcel is .900 acres. It is too small of a parcel for any industrial use. There is a building that they are wanting to replace with a new building. Broulims (BFL) is just trying to clean up the zoning for the use of the property and update the ACE property. The commissioner would like to thank Broulims (BFL) for cleaning up the zoning and bringing it into compliance.

Commissioner Kifer: Motion to recommend the Zone Change/ Zone Map Amendment/ BFL Holding LLC/ Approx. address 130 East 1 South/ Proposing a zone change from Industrial to Commercial

Commissioner Sutherland seconded the motion.

Roll Call:

Commissioner Stowell- yes

Commissioner Kifer: yes

Commissioner Sutherland- yes

Commissioner Stone- yes

Motion: Carries:

Commissioner Kifer: Motion to adjourn.

Commissioner Stone: Second the motion.

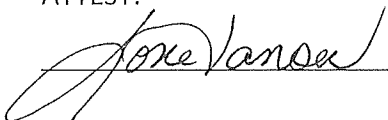
All in favor: Motion Carries.

The meeting was adjourned at 7.36 p.m.



Dan Stowell

ATTEST:



Jane Vansol

Ione Hansen, Planning Zoning