

Neutral:

Apposed:

Rebuttal: No rebuttal

Closed Hearing:

Commissioners: The commissioners see no reason to deny this application. It is next to commercial, in the impact area, and they should hook up to city services.

Commissioner Stone: Motion to make a recommendation to council to approve the Annexation & Zone Designation / Pacific Holding LLC/ Approx.24.440 acres of commercial land at approx. address 424 N 3950 E. Rigby, Idaho/ Proposing Commercial zoning.

Commissioner Sutherland Seconded the motion.

Roll Call:

Commissioner Stowell- yes

Commissioner Belk: yes

Commissioner Sutherland- yes

Commissioner Stone- yes

Motion: Carries:

Plan Unit Development/Preliminary/ Final Plat / Hapco Construction/ Address 440 W 2 N, Rigby Idaho/ Proposing 7 Twin homes and 1 single family dwelling home.

Conner Johnson: Spoke on behalf of Hapco Construction. This development will have seven side-by-side homes. One single family dwelling home, with a two-car garage, driveway parking, and extra parking along the road. This has the green space, common area, garbage and parking spaces required. Central Fire has signed off on the hammer head fire turn around, and the Rigby canal company has approved the thirty feet setback. The side-by-side homes will be main leave home with possible basement.

Commissioner Stowell: Signed up to speak.

In favor: There were two people who signed up to speech in favor. Rigby need more affordable housing. They met with Mitch, lone, the canal company and Central Fire. These homes will be nice homes for that income level needed.

Neutral:

Apposed: There was several that spoke opposed.

- Who will pay for all the upgrades of the road, sidewalks, curb and gutters?
- What about the animals and kids, we need fences. What about a 8 foot fence?
- Who will take care of the green space?

- Will there be lighting.
- What about an HOA, they need to be held responsible.
- What about snow removal, fire hydrant, storm drain?
- Fence along the canal.
- What about the wildlife (rock chucks)?

Mitch Bradley Public Works: They will need to pay for the water line upgrade and replacing the road. As far as curb and gutter I don't know depends on what council wants. They opted out of a LID in the pass to add sidewalk and curb and gutter. There will need to be lighting, a place for snow removal, fire hydrant, this will be looked at when I have the engineering plans.

Rebuttal: To answer some of your concerns. This will be a main level home with maybe a basement. We are not allowed to fence along the canal but can fence where needed. This is a PUD we will maintain the roads but will work with Mitch (Public Works). The homeowner will enforce the HOA.

Closed Hearing:

Commissioner: I like that these are one level homes, with a possible basement, and they have placed the single-family dwelling against the single-family homes. I agree there needs to be fencing on the South, East and West side of the property but not along the North side where the canal is. They have met all the requirements asked from the canal company and Central fire. There is some fencing along the west side of the property, but we would like to see a solid vinyl fence installed along their property line. They will need to work with Mitch on the lighting, sidewalk, curb and gutter, signage, fire hydrant and placement of the garbage dumpsters. There is 30% common area, green space, extra parking, cover parking, sidewalks, they will maintain the road in the Planned Unit Development, and it has the acres required for a PUD.

Commissioner Belk: Motion to recommendation to council to approve the Planned Unit Development/ Preliminary Plat/ Final Plan/ Hapco Construction/ address 440 W 2 North, Rigby Idaho/ Proposing seven side by side home and one single family dwelling. With the following conditions.

- Road and Bridge Fee.
- 6-foot vinyl fence on the East and West and South side of the property.
- HOA
- One level home with a possible basement.
- Water right turned over to the city.
- Light up to the city code.
- Water Hydrant where needed.
- Water and Road upgrade paid for by the developer and build to City Code.
- Irrigation water needs to be metered.
- Garbage dumpsters.
- Meet all PUD required by The City Code.

Commissioner Sutherland: Second the Motion.

Roll Call:

Commissioner Stowell- yes

Commissioner Belk: yes

Commissioner Sutherland- yes

Commissioner Stone- yes

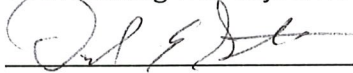
Motion: Carries:

Commissioner Belk: Motion to adjourn.

Commissioner Sutherland: Second the motion.

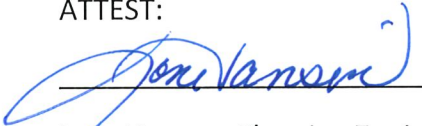
All in favor: Motion Carries

The meeting was adjourned at 9:15 p.m.



Dan Stowell

ATTEST:



Lone Hansen, Planning Zoning