

Rigby Planning and Zoning Commission

Minutes of the Meeting

November 14, 2024

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

The chair asked for roll call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Absent

Commissioner Stone- Present

Commissioner Belk- Present

Commissioner Kifer- Present

P&Z Administrator- Present

Public Works- Absent

Pledge- Commissioner Stowell

Commissioner Stone: Motion to approve September 11, 2024, minute.

Commissioner Kifer: Seconded the motion.

Commissioner Stowell called for a voice call. All in favor motion carries.

Public Hearing:

Commissioner Stowell made a motion to table the Preliminary Plat / Final Plat/ Dean Mortimer/Jefferson Office Park/ approx. address East 400 North/ Proposing/ Commercial Offices.

Commissioner Stone: Yes

Commissioner Stowell: Yes

Commissioner Kifer: Yes

Commissioner Belk: Yes

All in favor motion carries:

Grove Land Holdings LLC / The Grove/ Approx. address 364 N 3800 E/ Proposing R-1 and R-2 zoning.

Dan Larsen represents Kartchner homes: This is the same plat that was presented two years ago and approved. The plat has expired so we need to bring it back to Planning and Zoning. In the R-1 zone there will be residential homes with two or three car garages and possibly basements. In the R-2 zone, the plan is to build smaller single-family homes. This application is just for R-1 and R-2 zoning. The R-3 zoning is a separate application.

Commissioner Belk: There is R-2 zoning also in here?

Dan Larsen: I get confused every city does this different. Are you talking about duplexes or rolls of multifamily?

Commission: Twin homes.

Dan Larsen: Probably just single-family dwelling.

Commissioner Kifer: You're going to build single family home not Townhomes in the R-2 zone?

Dan Larsen: Probably.

Commissioner Kifer: My concern is the road. There has been a new development to the west since the road study. The road is coming more of a thruway. That was an issue on the first go around.

Dan Larsen: I think the last road study includes the new development to the West.

Commissioner Kifer: I would like to see a new road study before we approve anything.

Commissioner Stone: There are several ditches and a canal. There will need to be bridges built. Are the bridges included in the development?

Dan Larsen: Yes, I have been working with the public works administrator Mitch Bradley.

Commissioner Stone: We would like to see them build during the development instead of setting money aside.

Dan Larsen: That is an odd situation, where the canal is not on our property. I will make sure that is part of the development agreement and work with public works.

Commissioner Stone: There should be an easement to the canal, and building up to the easement should not be reasonable.

Commissioner Stowell: Will this project be built in phases?

Dan Larsen: Yes

Commissioner Belk: lone, could you remind me of the minimum lot size in Rigby?

Ione Hansen Planning and Zoning Administrator: R-1 zoning is 8000' for a single-family dwelling and R-2 zoning is 7000' square feet for a single-family dwelling and duplex are 9000'. This preliminary plat does not have all the information needed. The final plat should.

Commissioner Belk: I like the larger lots.

Ione Hansen Planning and Zoning Administrator: The County Road and Bridge is asking for a road study and a center lane.

Commissioner Stowell: Read in the email from Jefferson County.

Ione Hansen Planning and Zoning Administrator: Correct me if I'm wrong, but didn't Kartchner leave a larger setback because of the roads?

Dan Larsen: Yes

Know one signed up to speak: In favor, Neutral or Apposed:

Commissioner Stowell: Read in two letters (exhibits 1,2)

Rebuttal: No rebuttal

Close the Hearing:

Commissioner comments: We have already looked at this, and there has not been any changes. It just did not get recorded. The final plat will have all the information that is missing from the preliminary plat. There will need to be a new road study. Letters from the canal company, and central fire approval. Work with Mitch Bradley public works regarding bridges and roads, and making sure they meet city code. We could approve this preliminary plat, and they will need to come back to planning and zoning with further information.

Commissioner Kifer: Made a motion to approve the Preliminary Plat/ Grove Land Holding LLC/ The Grove/ Approx. address 264 North 3800 East.

With conditions: Meet all city code. Road study, Central fire approval and letter form canal company. There will be a development agreement at the plating stage.

Commissioner Belk: Second the motion.

Roll Call

Commissioner Stone: Yes

Commissioner Stowell: Yes

Commissioner Kifer: Yes

Commissioner Belk: Yes

Motion Carries.

Preliminary Plat/ Plan Unit Development/ Grove Land Holding LLC / The Grove / Approx. address 364 N 3800 E/ Proposing R-3 zoning.

Dan Larsen: Represents Grover Land Holdings LLC/ The Grove. I'm very sympathetic to the people who want to keep this small community. Unfortunately, I am not the one that brought the people here we are just trying to home them. Not everyone can afford a home on acreage and that is where multifamily come in. Safety is a big issue in Planned Unit Development. There will be lights that stays on all the time. The lights are on the inside of the development, so there will be no light pollution. There are two garbage containers on both sides of the development. We have extra parking spaces and plenty of space to remove snow to the west. There is plenty of greens space as required. The road within the Planned Unit Development are private roads and will be maintained by the developer. We will work with the fire department to make sure the roads are wide enough for the fire trucks. Each one of these units will have a two-car garage, and we are only allowed to count one space within the garage. The driveways are twenty-five feet as per code. We have moved the open space. The last drawing of the open space was in the middle of the development. We have changed the open space to the west end with extra parking to make it more invite able for the whole community not just multifamily. There will be two pickleball courts, a basketball court, and a playground area.

Commissioner Stone: Will there be fences?

Dan Larsen: Typically, there are fences.

Commissioner Kifer: Who will put the fences in.

Dan Larsen: We do.

Commissioner Kifer: Five Plex building

Dan Larsen: Condo Style, side by side.

Commissioner Stone: Would like to see more details, lighting, sidewalk etc.

Dan Larsen: They will be on the final plat.

Commissioner Kifer: What about stop signs.

Dan Larsen: They will be up to public works, and what is required.

Know one signed up to speak: In favor, Neutral or Apposed

Close the Hearing:

Commissioner: There was no concern where this is a preliminary plat.

Commissioner Belk: Made a motion to approve **Preliminary Plat/ Plan Unit Development/ Grove Land Holding LLC / The Grove / Approx. address 364 N 3800 E/ Proposing R-3 zoning.**

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With conditions: Meet all city code, road study, central fire approval, and letter form canal company. There will be a development agreement at the plating stage.

Commissioner Kifer: Second the motion.

Roll Call

Commissioner Stone: Yes

Commissioner Stowell: Yes

Commissioner Kifer: Yes

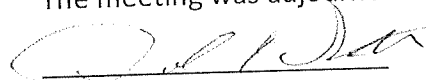
Commissioner Belk: Yes

Commissioner Belk: Motion to adjourn.

Commissioner Stone: Second the motion.

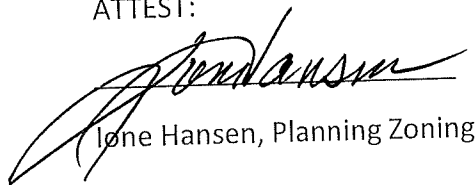
All in favor: Motion Carries.

The meeting was adjourned at 8:15 p.m.



Dan Stowell

ATTEST:



Lone Hansen, Planning Zoning