

Rigby Planning and Zoning Commission

Minutes of the Meeting

December 12, 2024

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

The chair asked for a call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Present

Commissioner Stone- Absent

Commissioner Belk- Present

Commissioner Kifer- Absent

P&Z Administrator- Present

Public Works- Absent

Pledge- Commissioner Stowell

Commissioner Sutherland: Motion to approve the minutes for November 14, 2024.

Commissioner Belk: Seconded the motion.

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

Public Hearing:

Preliminary Plat/ Final Plat/ Dean Mortimer/ Jefferson Office Park/ approx. address East 400 North/ Proposing Commercial Office buildings.

Kurt Roland with Eagle Rock Engineering: Presented for Jefferson Office Park/ Dean Mortimer. Jefferson Office Park will have five lots commercial Park, with four buildings with two office spaces and one larger office building. This plat is straight forward, so if you have any questions for me, I would like to answer then for you.

Planning and Zoning Administrator Ione Hansen: I have a letter from Central Fire and Jefferson County.

Central Fire October 28, 2024

The Central Fire District has reviewed the Platt for Jefferson Office Park, located off 400 N and 3980 E. Parcel # RP04N39E078597

We ask that they put an additional Fire Hydrant, in the northwest corner of block 1. Also to remove the two end parking spots on the north end of block 1, to provide adequate turning for Fire apparatus.

Nic White

Fire Chief

The County has reviewed the plans for these two projects.

On the office complex on 400 N, the County agrees with the plat note that a development agreement be in place and a bond required to address the improvements that would be required accessing 400 N. I have included Mike Carter, Road and Bridge Director, for any further comments on these two projects.

As we have discussed these issues, I don't believe there is anything specific to come up outside what the city has likely already identified as possible impacts from these two projects. The County is as interested as the city in improving 400 N and will continue to work with the City in that direction.

Thank you for allowing us to provide input on these two projects.

Have a great day!

Milton

Commissioner: The commissioner all agreed this is straight forward but would like to take in consideration the comments from Central Fire.

Planning and Zoning Administrator Ione Hansen: Mitch Bradley with Public works ask that there will be a Development Agreement and when the road is updated that Jefferson Office Park/ Dean Mortimore will pay for his share of the roads upgrade.

Signed up to speak:

In favor: Dustin Mortimer I'm a commercial real estate agent by date and there is a need for commercial offices. This would benefit the city of Rigby.

Neutral:

Apposed:

Rebuttal: No rebuttal

Closed Hearing:

Commissioners: This fits in with the surrounding area. As we look at this application it meets all city code and straight forward but keep in consideration of the comment made by Central fire, Jefferson County and Public Works.

Commissioner Belk: Motion to make a recommendation to City Council to approve Preliminary Plat/ Final Plat/ Dean Mortimer/ Jefferson Office Park/ approx. address East 400 North/ Proposing Commercial Office buildings. With the exception of removing two of the parking spaces and additional Fire Hydrant, in the northwest corner of block 1 as requested by the Fire Department.

Commissioner Sutherland: Second the motion.

Roll Call:

Commissioner Belk- Yes

Commissioner Stowell-Yes

Commissioner Sutherland- Yes

Motion: Carries

Preliminary Plat / Final Plat / Potato Products, Division No.1/ Rigby Produce Inc. 398 N and 396 N Yellowstone hwy./ Proposing to split the property into two Industrial lots

Kevin Thompson with Thompson Engineering: History the 25-acre parcel has been owned by Rigby Produce since 1996. The north building was constructed in early 2000 and is owned by Potato Produce of Idaho LLC. The south building Rigby Produce Incorporated. Currently Rigby Produce pay the majority of the property taxed. Then the Potato Produce of Idaho reimburse Rigby Produce. The Jefferson County Assessor Jessica Roch approached both company about dividing this property. The company was made aware that if either property was to be sold in the future, they would need to do a subdivision plat. Since this has been surveyed, let just Subdivide it now, so that why we are here now. They just weren't to make this property legally divided so it can be sold, if and when the time comes. Both entities are basically owned by the same people. So, that is why we are here tonight asking for a division of this property. I can answer any questions that you have.

Commissioners: There was no question.

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

Rebuttal: No rebuttal

Closed Hearing

Commissioners: This is an Industrial zone with two businesses on the same parcel. They are just asking us to subdivide this parcel into two lots for tax reasons and for future sales.

Commissioner Sutherland made a motion to recommend approval of the Preliminary Plat / Final Plat / Potato Products, Division No.1/ Rigby Produce Inc. 398 N and 396 N Yellowstone hwy./ Proposing to split the property into two Industrial lots

Commissioner Belk: Second the motion.

Roll Call:

Commissioner Belk- Yes

Commissioner Stowell-Yes

Commissioner Sutherland- Yes

Motion: Carries

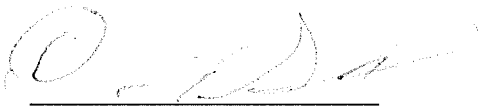
Commissioners:

Commissioner Belk: Motion to adjourn.

Commissioner Sutherland: Second the motion.

All in favor: Motion Carries.

The meeting was adjourned at 7.30 p.m.



Dan Stowell



Lone Hansen, Planning Zoning