

Rigby Planning and Zoning Commission

Minutes of the Meeting

February 13, 2025

Chairman Stowell called the meeting to order at 7:00 p.m.

The chair asked for roll call:

Commissioner Stowell (Chair)- Present

Commissioner Sutherland- Absent

Commissioner Stone- Present

Commissioner Belk- Absent

Commissioner Kifer- Present

P&Z Administrator- Present

Public Works- Absent

Pledge- Commissioner Stowell

Commissioner Stone: Motion to approve December 12, 2024, minute with corrections.

Commissioner Stowell: Seconded the motion.

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

Public Hearing:

Conditional Use Permit/ Tattoo Studio/ Devin Engberson/ Address 301 W 1st. S/ zoned Residential R-1

Devin Engberson: This will be a private studio with one person at a time. The tattoo studio will have a separate entrance, and we will be adding a bathroom and sterilizing room. This will be a one-on-one appointment, and they will only be allowed to bring one person with them. There is plenty of parking on the side of the property. There will be a small sign above the door on the side of the house where you enter the Tattoo Studio.

Commissioner Stowell: Read in the letter form Connie O'Rullian

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

Rebuttal: No rebuttal

Closed Hearing:

Commissioner: They don't have any concerns. The sign will be a small sign over the side door, which is allowed by the city code. There is plenty of room for parking. It meets the city code for Conditional Use Permit. Like the idea of one customer at a time, and they are only allowed to bring one guest. I think you have answered all the concerns that were addressed in the letter to the property owner.

Commissioner Stone: Motion to approve the Conditional Use Permit with the following conditions. Small business sign over the door. One customer at a time, and they are allowed to bring one guest. There is plenty of parking on the side of the property.

Commissioner Kifer: Second the motion.

Roll Call:

Commissioner Stone- Yes

Commissioner Stowell- Yes

Commissioner Kifer: Yes

Motion: Approved the application the Conditional Use Permit for a Tattoo Studio at 301 W 1st S. Rigby, Idaho.

Zone Change / Zone Map Amendment/ Josh Grover/ Grover Properties LLC / Approx address 299 S 5th W/ The property is currently zoned R-1 Single Family Dwelling/ Proposing 4.50 acres of R-2 zone.

Ryan Loftus with Aspen Engineering: Presenting for Grover Properties. We are asking for a rezone. The property is zoned R-1, and we are asking for R-2 to build twin homes or duplexes on the 4.5 acres. It is adjacent to the south R-1 county zone, and to the north is R-2 which allows twin home or duplexes. The east property is zoned R-1, to the west is zoned commercial. The R-2 zoning is allowed next to R-1.

Know one signed up to speak: In favor, Neutral

Apposed: Jeff Francom my encouragement would be not to change the zoning. If we look at the roads, we don't need any more congestion. That comes from multifamily homes. We don't need any more townhomes, and more congestion homes. If we can't take care of what we have now, why are we inviting more problems. That all this congesting housing does. It invites more problems that we cannot take care of. It is not a personal thing; lets take care of the issues we as a city already have. I would encourage you to hold off on changing the zoning that reduces property values, and adds more congestion on top of what we have.

Rebuttal: No rebuttal

Closed Hearing:

Commissioners: We visited this before, and at the time the applicant wanted an R-3 multifamily. The commission denied the R-3 zoning because it was against our City Code. This property is contiguous to R-2 zoning, commercial, and R-1 zoning across the canal. This property is not a great place for single family dwellings. I hope in the future the 5th west will continue south. Traffic is always a concern, but this development does not run through a subdivision and is close to Highway 48. Highway 48 is always a concern. We do have a subdivision going in and the city utilities needs to come down 5th west. We do understand your concerns. The commissioners are ok with the R-2 zoning but do have concerns with highway 48.

Commissioner Kifer: Motion to make a recommendation to City council to approve the Zone Change / Zone Map Amendment/ Josh Grover/ Grover Properties LLC / Approx address 299 S 5th W/ Proposing to change 4.50 acres of R-1 zoning to R-2 zoning.

Commissioner Stone: Second the motion.

Roll Call:

Commissioner Stone- Yes

Commissioner Stowell- Yes

Commissioner Kifer: Yes

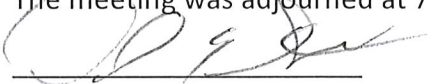
Motion: Carries

Commissioner Kifer: Motion to adjourn.

Commissioner Stone: Second the motion.


All in favor: Motion Carries.

The meeting was adjourned at 7.50 p.m.



Dan Stowell

ATTEST:



Lone Hansen, Planning Zoning