

Rigby Planning and Zoning Commission

Minutes of the Meeting

March 13, 2025

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- Present

Commissioner Belk- Present

Commissioner Kifer- Present

P&Z Administrator- Present

Public Works- Present

Pledge- Commissioner Stowell

Commissioner Stone: Motion to approve February 13, 2025

Commissioner Kifer: Seconded the motion.

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

Public Hearing:

Annexation / Zone Designation/ Rockwell Homes/ Approx. Address 750 Meadow Ave. / Proposing to Annex 16.950 acres/ Asking for Residential R-2 zoning.

Neil Humphrey with Eagle Rock Engineering: Presented for Rockwell Homes. The Application requests the annexation and additional land into the City of Riby to expand the previously approved Fieldstone Meadows subdivision. The proposed annexation aligns with the city growth objectives by increasing the availability of high- quality housing by allowing the development of single-family residential lots, which will contribute to addressing the demand for new housing options identified in the City Comprehensive plat. The request R-2 zoning designation will allow for a thoughtful lot layout that enhances liability that can maintain density consistent with existing R-1 neighborhoods. This proposal supports the City's Vision of

sustainable residential growth while preserving the community character and aligning with long term planning objects

Commissioner Stowell: Read Del Ray Pages letter. (Exhibit 1)

Anyone signed up to speak:

In favor:

Nate Clark with Rockwell Homes: This would allow for more affordable homes. The taxes would benefit the city.

Dominic Bell: We own a home in Fieldstone Meadow and are truly excited to live in Rigby.

Neutral:

Apposed:

Commissioner Stone: Mr. Page, can you tell me where your land is?

Del Ray Page: The Page farm runs down the south side of Fieldstone Meadows.

Rebuttal:

Neil Humphrey: Rockwell will address the issue with Mr. Page.

Nate Clark: I will personally get Mr. Page phone number and meet on his property.

Closed Hearing:

Commissioners: A lot of the issues brought up do not have anything to do with the annexation and zone change. They are asking to annex 16.950 acres of R-2 zoning to allow single family dwelling on smaller lots. It is allowed next to R-1 and it follows our city code. I don't see any issue with it.

Commissioner Belk: Motion to recommend to council to approve the Annexation / Zone Designation/ Rockwell Homes/ Approx. Address 750 Meadow Ave. / Proposing to Annex 16.950 acres/ Asking for Residential R-2 zoning.

Commissioner Sutherland: Second the motion.

Roll Call:

Commissioner Stone- Yes

Commissioner Stowell- Yes

Commissioner Kifer: Yes

Commissioner Belk: Yes

Commissioner Sutherland: Yes

Motion: Carries

**Zone Change/ Zone Map Amendment/ Rockwell Home/ Approx address Fieldstone Meadows/
Current zoning R-1/ Proposing 17.625 R-2 zoning**

Neil Humphrey with Eagle Rock Engineering: Presented for Rockwell Homes. The Application requests a zone change from R-1 to R-2 for the remaining un-platted portion of the previously approved Fieldstone Meadows subdivision. The proposed zoning adjustment is intended to enhance the overall lot layout, ensuring a more functional and livable single family home site while maintaining a density and character consistent with the existing subdivision. By refining lot dimensions within the existing subdivision, the zone change will contribute to more efficient land use and better integration with adjacent residential areas, reinforcing the city's goals of providing high-quality housing opportunities while respecting the establishment community fabric.

Anyone signed up to speak:

In favor:

Nate Clark with Rockwell Homes: The front lots of Fieldstone Meadows have larger wider lots. The zone change would allow for smaller lots and more affordable homes.

Dominic Bell: I wasn't sure where to sign up. I'm just excited about school.

Neutral:

Apposed:

Del Ray Page: My concerns have been addressed.

Rebuttal: No rebuttal

Closed Hearing:

Commissioners: Don't see any issues with the R-2 zoning were there going to be single family dwelling. This gives the subdivision a variety of homes.

Commissioner Belk: Motion to recommend to council to approve Zone Change/ Zone Map Amendment/ Rockwell Home/ Approx address Fieldstone Meadows/ Current zoning R-1/ Proposing 17.625 R-2 zoning.

Commissioner Stone second the motion.

Roll Call:

Commissioner Stone- Yes

Commissioner Stowell- Yes

Commissioner Kifer: Yes

Commissioner Belk: Yes

Commissioner Sutherland: Yes

Motion: Carries

Amended Plat/ Rockwell Homes/ Fieldstone Meadows/ Proposing adding approx. 16.869 acres of R-2 zoning and asking to change 17.625 acres of R-1 to R-2 zoning

Neil Humphrey with Eagle Rock Engineering: Presented for Rockwell Homes. The amended plat will allow for the addition of roughly 17 acres to the originally approved Fieldstone Meadows subdivision. The proposed use of the additional acreage is single family residential housing that will remain consistent with the previously approved plat as well as a larger lot portioned off for a charter school. The overall design of the amended plat will not modify any existing final plats, nor will it require vacation of any platted roads. The intention is to maintain the overall look and feel of the existing subdivision, but with additional acres to allow 80 single-family residential housing, in addition to providing additional education facilities to the area.

Mitch Bradley Rigby Public Works: The City of Rigby, Central Fire, Jefferson County has signed off on the Amended Plat. Rockwell has been great to work with and has done everything we have asked them, so thank you. The Memorandum of Understanding with the city and county was signed on 2/3/2025.

Anyone signed up to speak:

In favor:

Nate Clark with Rockwell Homes: In favor

Dominic Bell: I'm just excited about school.

Neutral:

Apposed:

Del Ray Page: My concerns have been addressed.

Rebuttal: No rebuttal

Closed Hearing:

Commissioners: Some of their concerns is the traffic. Maybe some speed bumps or stop signs. Mitch Bradley, I'm totally against speed bumps but Chief of Police have talked about maybe adding some stop signs. They are studying road in place for future access. There is a walking bridge over the canal to the High School. This meets the city code. We have had several meetings on

this development, and this is the best we could come up with at this time. This makes me feel better about the traffic.

Commissioner Kifer: Motion to recommend to council to approve Amended Plat/ Rockwell Homes/ Fieldstone Meadows/ Proposing adding approx. 16.869 acres of R-2 zoning and asking to change 17.625 acres of R-1 to R-2 zoning

Commissioner Belk second the motion.

Roll Call:

Commissioner Stone- Yes

Commissioner Stowell- Yes

Commissioner Kifer: Yes

Commissioner Belk: Yes

Commissioner Sutherland: Yes

Motion: Carries

Conditional Use Permit/ Rockwell Homes/ Fieldstone Meadows/ Proposing Alturas Academy located on an 8-acre site adjacent to the planned Fieldstone Meadows subdivision.

Approval of the proposed conditional use permit will allow for the development of Alturas Academy, located on an 8-acre site adjacent to the planned Fieldstone Meadows subdivision in the City of Rigby.

Alturas Academy is a public charter school serving students for kindergarten through 8th grade, offering an International Baccalaureate education. The proposed campus will consist of two buildings: a 23,392 square foot Middle School Building and a 26,560 square foot Lower School Building. The facility will include standard classrooms spaces, administrative office, a cafeteria, and Kitchen Facilities.

The architectural design will feature an industrial aesthetic, ensuring a modern appearance while maintaining harmony with the surrounding residential development. The lower elevations and gable roofs will complement the design elements of the Fieldstone Meadows subdivision. The building will face the street, with sidewalks along the street frontage to provide access to the main entrance of the school. A security fence will be installed around the campus to ensure safety while preserving the visual openness of the site.

Alturas Academy will operate during standard school hours, from 8:00 a.m. to 3:15 p.m., Monday through Friday. The charter school is authorized for a maximum enrollment of 648

students. On-site parking will accommodate both staff and visitors, while 4-5 school operated buses will provide specialized routes to serve students. A designated parent drop-off and pickup lane at the front of the school will offer 400 feet of stacking space to efficiently manage traffic. School buses will also have dedicated on-site areas for student drop-off and pick-up, providing direct access to green space.

Outdoor activity areas will be located on the north and west side of the property, strategically placed to minimize noise impact on the adjacent single-family homes to the east. The development of this site as an educational facility will be compatible with the surrounding residential neighborhood, as schools are a natural fit within such areas.

The project will significantly benefit the community, enhancing the streetscape, activating and underutilized site. And providing a valuable transition between vacant land and the residential properties beyond.

In favor:

Micheal Ball: Was a teacher for 37 years. Never thought I would ever open a charter school. I developed a program and a different way to teach and learn. We have tap into the way kids learn.

Bryan Bingham: I don't know if you know what a public charter school is. We are a public school and funded by the state, but we cannot raise property taxes. The state has approved the charters school for 648 students. We met with the superintended and thought this would help with the overcrowding in our schools. We looked at several locations and thought this location would work best for the school.

Commissioner Kifer: I just want to say thank you. I think it is awesome you are wanting to come to are town and offer another level of education.

Anyone signed up to speak:

In favor:

Nate Clark with Rockwell Homes: This is a great opportunity for Rockwell to be a part of.

Dominic Bell: I'm just excited about school. I have been to their school in Idaho Fall and seen the different way they collaborate with the kid and having the school in our back yard would be great.

Jorelle Mc Clellian: This location hit all the ticket items. There is 20 mobile unit at the High school we need this school. We have tried to pass 2 bon and both failed. This is an answer to prayer. Being about to walk back and for from the high school, this is the perfect location. This is a great opportunity for the City of Rigby.

Neutral:

Apposed:

Del Ray Page: My concerns have been addressed.

Rebuttal: No rebuttal

Closed Hearing:

Commissioner: There was no discussion.

Commissioner Stone: Motion to recommend approved of the Conditional Use Permit/ Rockwell Homes/ Fieldstone Meadows/ Proposing Alturas Academy located on an 8-acre site adjacent to the planned Fieldstone Meadows subdivision.

Commissioner Sutherland second the motion.

Roll Call:

Commissioner Stone- Yes

Commissioner Stowell- Yes

Commissioner Kifer: Yes

Commissioner Belk: Yes

Commissioner Sutherland: Yes

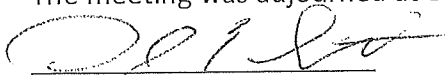
Motion: Carries

Commissioner Sutherland: Motion to adjourn.

Commissioner Kifer Stone: Second the motion.

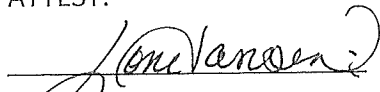
All in favor: Motion Carries.

The meeting was adjourned at 8:48 p.m.



Dan Stowell

ATTEST:


Lone Hansen, Planning Zoning

