

**Rigby Planning and Zoning Commission
Minutes of the Meeting
April 10, 2025**

Call to Order:

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

Roll Call:

- Commissioner Dan Stowell (Chair) – Present
- Commissioner Sutherland – Present
- Commissioner Stone – Absent
- Commissioner Belk – Present
- Commissioner Kifer – Present
- P&Z Administrator – Present
- Public Works – Absent

Pledge of Allegiance: Led by Commissioner Stowell

Approval of Minutes

- **Motion:** Commissioner Kifer moved to approve the minutes of the March 13, 2025 meeting.
- **Second:** Commissioner Stowell seconded the motion.
- **Roll Call Vote:**
 - Stowell – Yes
 - Kifer – Yes
 - Belk – Yes
 - Sutherland – Yes
- **Result:** Motion carried.

Public Hearing

Subject: Annexation & Zone Designation

Applicant: May Adams / Lane Adams

Location: Approx. 571 North 3rd West, Rigby, Idaho

Proposal: Annexation of 5.20 acres with R-2 zoning designation for twin homes/duplexes

Presenter:

Jim Barnard – Representing the Adams family

- May Adams has moved to assisted living; Lane Adams seeks to sell the property.
- The existing home in the eastern portion will be removed.
- Proposal includes development of twin homes under R-2 zoning.
- Developer intends to coordinate with adjacent property owners to improve traffic flow.
- Emphasized that R-2 zoning is appropriate next to existing R-1 zones.

Correspondence:

Chairman Stowell read a letter submitted by **Mr. Robert Wiser**, who expressed concerns regarding potential impacts of the development.

Public Comment

In Favor: none

Neutral:

- **Mr. Ryan Day:**
 - Not opposed to the annexation, but expressed concerns regarding transparency and future development plans.
 - Stated that a realtor had approached him about providing a second access point through his property but failed to follow up.
 - Requested that the zoning remain R-1 to better reflect surrounding properties and limit density.
 - Cited Idaho Code Title 7, Chapter 7 (Eminent Domain), expressing concern over possible future road development across his land.
 - Stressed the importance of full disclosure and fair notice to neighboring residents.
- **Mr. Robert Wiser:**
 - Owns property directly west of the subject parcel.
 - Expressed concern about the construction of two-story buildings overlooking his backyard.
 - Requested thoughtful planning to minimize negative impacts on existing homeowners.

Rebuttal – Mr. Jim Barnard:

- Clarified that he is working solely with the Adams family, and has no intention of pursuing eminent domain or property access without consent.
- Acknowledged that if a second access is not feasible, development will be limited in accordance with fire code requirements.
- Reiterated his intent to proceed in a transparent manner and to act in the best interest of the Adams family.

Re-open Meeting

Additional Discussion:

- **Ryan Day** reiterated that the current proposal may represent only a portion of a larger plan and emphasized the need for transparency.
- **Commissioner Belk** acknowledged this concern, but clarified that the Commission can only consider applications formally submitted.

- **P&Z Administrator Ione Hansen** confirmed that only submitted proposals can be addressed by the Commission.
- **Robert Wiser** inquired about the implications of a potential stub road and the possibility of homes being constructed at the west end of the property.
- **Commissioner Belk** clarified that such a development would require a separate application.

Hearing was closed following discussion.

Commissioner Discussion and Action

The Commission discussed the compatibility of the proposed zoning with adjacent properties. It was noted that:

- Twin homes exist to the east of the subject parcel, in an area of comparable size and zoning.
- R-2 zoning allows duplex development adjacent to R-1, per city code.
- While concerns were raised, many fell outside the scope of the current application (i.e., future phases, access through neighboring parcels, and density expansion).

Motion:

Commissioner Kifer moved to approve the **Annexation and Zone Designation** for May and Lane Adams, located at approximately 571 North 3rd West, Rigby, Idaho, to include 5.20 acres of R-2 zoning for the purpose of developing twin homes (duplexes).

Second: Commissioner Belk

Roll Call Vote:

- Stowell – Yes
- Kifer – Yes
- Belk – Yes
- Sutherland – Yes

Result: Motion carried unanimously.

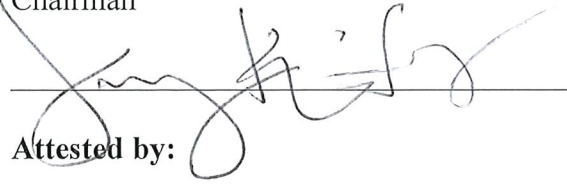
Adjournment

- **Motion:** Commissioner Belk moved to adjourn the meeting.
- **Second:** Commissioner Sutherland
- **Vote:** Unanimous approval

Meeting adjourned at 7:48 p.m.

Approved by:

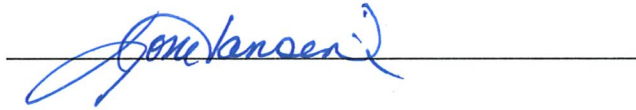
Chairman



A handwritten signature in black ink, appearing to be "K. J. Fox", written over a horizontal line.

Attested by:

Ione Hansen, Planning & Zoning Administrator



A handwritten signature in blue ink, appearing to be "Ione Hansen", written over a horizontal line.