

Planning & Zoning Commission Meeting Minutes

Date: March 12, 2026

Location: City of Rigby Planning and Zoning

Chair: Jenny Kifer

Attendees: Commissioners Stone, Belk, Smith, and Kifer; Planning and Zoning Administrator Ione Hansen

Absent: Commissioner Sutherland, Public Works Director Mitch Bradley.

Pledge of Allegiance:

Minutes approved:

Roll Call Vote:

Stone – Aye

Belk – Aye

Smith – Aye

Kifer – Aye

Motion passed unanimously

1. J&L Holdings LLC – Zone Change / Zone Map Amendment

Applicant: Jim Bernard, J&L Holdings (337 North 45)

Parcel: RPA0000000175330, RPA00000176410

Current Zone: R-1

Proposal: 53.03 acres

- 18.93 acres R2
- 26.97 acres R3
- 7.13 acres Commercial

Presentation & Discussion

Jim Bernard – J&L Holdings

- Total project area: approximately 26 acres; buildable area approximately 16 acres, including a 6-acre park, 4 acres of roads, commercial areas, and R2/R3 housing.

- A planned park will include a walking path and pond. The HOA will manage open spaces.
- Road connection to Haley Creek is intended to reduce traffic on 48th Street.
- Acquisition of a corner house is planned to improve safety and visibility; a traffic light is anticipated.
- R2 zoning will serve as a buffer; R1-style homes will be built in the R2 section.
- Irrigation plan includes canal water, a central pond, city water for small lawns, and the potential purchase of underground water rights.

Public Comments

Several written and verbal comments were received regarding the proposed rezoning.

- Two letters were read into the record expressing opposition and raising concerns about inadequate public notice, road conditions, increased traffic, school capacity, water resources, and potential strain on existing infrastructure.
- Several residents spoke in opposition, citing concerns about increased traffic, safety along 4000 East, compatibility with surrounding rural and agricultural properties, and the impact of higher-density zoning adjacent to County R-1 areas.
- Commenters also expressed concerns regarding maintaining agricultural lifestyles, overcrowded schools, code enforcement issues, and the consistency of the proposal with the City's zoning regulations and Comprehensive Plan.
- One commenter stated neutrality but requested additional coordination with the developer regarding traffic access and management near nearby property during high-traffic events.

Overall, public comments primarily expressed concern regarding infrastructure capacity, traffic safety, land-use compatibility, and impacts on surrounding community and agricultural properties.

Public comment reflected strong opposition to the zone change and zone map amendment due to infrastructure and procedural concerns.

Developer Rebuttal

The developer addressed concerns raised during public comments and provided additional information regarding the proposed development.

- **Development Approach:** The developer emphasized commitment to exceeding minimum requirements, including parks and walking paths.
- **Road Improvements:** Acknowledging that 4000 East is in poor condition, the developer stated that the plan includes dedicating additional land for future city road expansion and improvement.
- **R2 Zoning Transition:** Although the plan designates R2 zoning on the north side to facilitate R3 zoning elsewhere, the developer committed to constructing only single-family, R1-style homes in the R2 section to provide a buffer between the new

development and neighboring homes. This plan will be reviewed in detail during the future plat process.

- **Parks and Recreation:** The development includes a six-acre park designed to be more usable than smaller neighborhood parks and to contain recreational activities within the subdivision.
- **Construction Management:** The developer acknowledged issues with construction debris and committed to requiring builders to maintain trash receptacles on site.
- **Buildable Area:** Approximately six acres of property are unbuildable due to power line easements, reducing effective density and addressing concerns regarding overcrowding.
- **Formal Stipulation:** The commission discussed making the developer's commitment to single-family homes in the R2 zone a formal condition of approval.
- **Road Access and Traffic:** Two access points are planned for 4000 East with connections to Haley Creek roads. Measures will be taken to mitigate speeding and improve safety near the cemetery.
- **Water and Irrigation:** The developer provided an overview of water sourcing and irrigation for common areas and the park.

Commission Discussion

- A commissioner expressed initial skepticism but noted the developer's positive track record and efforts to address community concerns, including R1-style homes and consideration for the cemetery and nearby school.

Motion & Decision

Commissioner Belk made a motion to recommend approval to the City Council for the **Zone Change / Zone Map Amendment for J&L Holdings LLC**, subject to the following conditions:

Jim Bernard, J&L Holdings (337 North 45)
Approximately 53 acres

- 18.93 acres R2
 - 26.97 acres R3
 - 7.13 acres Commercial
1. R2 zoning to serve as a buffer between R1 and R3.
 2. Traffic Impact Analysis required.
 3. Commercial development must follow landscaping and design standards.
 4. Irrigation system plan noted.
 5. Single-family homes must be constructed in the R2 area adjacent to existing R1 zone and the cemetery.
 6. Road and bridge impact fees required.

Motion seconded by Commissioner Smith.

Roll Call Vote:

Stone – Aye
Belk – Aye
Smith – Aye
Kifer – Aye

Motion passed unanimously.

Item will proceed with the **City Council**.

2. BG Development Group LLC – Zone Change / Zone Map Amendment

Applicant: Josh Grover, BG Development Group LLC
Parcels: RPA00000240197, RPA00000240702, RPA00000240732 (Fifth West)
Current Zoning: R2

Proposal: 8.47 acres

- 4.55 acres to R3
- 3.91 acres to remain R2

Presentation & Discussion

Brad Kramer (Perspective Planning and Consulting) and Steve Heath (Mountain West Engineering) presented the proposal.

- The proposal aligns with city ordinances.
- R3 zoning will not be contiguous with R1 zoning, with an R2 buffer left on the south end of the property in anticipation of future R1 zoning across the canal.
- The proposal supports a variety of housing forms.
- The development encourages infill development, increasing tax revenue without requiring additional infrastructure.

Public Comment

- Concerns were raised regarding infrastructure capacity and traffic congestion on Highway 48, particularly during school and work commute times.
- Commenters noted that additional R3 development could worsen traffic conditions and potentially require a traffic signal.
- Access to Highway 48 was described as difficult, with limited alternative routes.
- Additional concerns included neighborhood character, safety, property values, affordable housing, and growth management.

Developer Rebuttal

The developer acknowledged traffic concerns and stated that required traffic impact studies will be conducted during development review.

Commission Discussion

- One commissioner noted that while traffic concerns are common, infill development including apartments and townhomes may be appropriate for the area.
- Commissioners stated that traffic and layout concerns would be addressed more fully during the plating stage.
- The chair acknowledged community frustration regarding infrastructure but noted that ordinances allow property owners to request zone changes that comply with city code.

Motion & Decision

Commissioner Belk made a motion to recommend approval to the City Council for the **Zone Change / Zone Map Amendment for BG Development Group LLC**.

Josh Grover, BG Development Group LLC
Approximately 8.47 acres

- 4.55 acres to R3
- 3.91 acres to remain R2

Motion seconded by Commissioner Stone.

Roll Call Vote:

Stone – Aye

Belk – Aye

Smith – Aye

Kifer – Aye

Motion passed unanimously.

Item will proceed with the **City Council**.

3. S&H Properties – Zone Change / Zone Map Amendment

Applicant: S&H Properties

Parcel: RPA00000312850 (North 3800 East)

Current Zoning: R1

Proposal: 56.5-acre

- 17.891 acres R2
- 14.371 acres R3
- 25.6 acres R1

Presentation

Justin Scott of Eagle Rock Engineering presented it on behalf of the applicant.

- The proposal includes a mix of housing types.
- R2 zoning is used as a buffer between R3 and neighboring R1 properties.
- Connectivity is proposed from 3800 East and Boulder.
- Utilities are available in the area.
- 3800 East is classified as a major collector road designed to handle higher traffic volumes.

Public Comment

Multiple residents and submitted letters expressed opposition to the rezoning.

Primary concerns included:

- Consistence with the Comprehensive Plan
- Traffic and road safety near schools
- Infrastructure capacity including water, sewer, utilities, and emergency services
- Neighborhood character and property values
- Affordable housing concerns
- Preservation of rural lifestyle and community expectations
- Growth management and development pacing

Overall, public comments strongly opposed the rezoning due to concerns about safety, infrastructure, traffic, neighborhood character, and consistency with the Comprehensive Plan.

Developer Rebuttal

The developer acknowledged concerns regarding traffic, infrastructure, and the Comprehensive Plan.

- The developer stated that traffic and infrastructure studies will be conducted if the project proceeds.
- The zoning process determines whether the request meets the intent of the Comprehensive Plan, with infrastructure details addressed later.
- The proposal provides diversity of housing and more efficient land use.

Commission Discussion

- A commissioner acknowledged public concerns but noted the need to balance those concerns with property rights.
- It was stated that the Comprehensive Plan serves as a guideline, while city code is binding, and no code violations were identified.
- The commissioner noted positively that the proposal retains some R1 zoning.
- The chair shared a previous experience in which the city lost a lawsuit after denying a development based on the Comprehensive Plan rather than city code.

Motion & Decision

Commissioner Stone made a motion to recommend approval to the City Council for the **Zone Change / Zone Map Amendment for S&H Properties.**

S&H Properties
Approximated 56.5-acre

- 17.891 acres R2
- 14.371 acres R3
- 25.6 acres R1

Motion seconded by Commissioner Smith.

Roll Call Vote:

Stone – Aye

Belk – Aye

Smith – Aye

Kifer – Aye

Motion passed.

Items will proceed with the **City Council for final approval.**

The public was encouraged to submit written comments and attend City Council meetings.

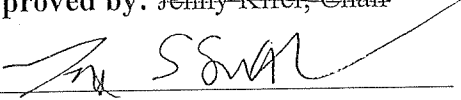
Adjournment

The meeting was adjourned by Chair Kifer.

Motion passed unanimously.

Meeting adjourned at 9:06 p.m.

Approved by: ^{Travis Smith}
~~Jenny Kifer, Chair~~



Attested by: Ione Hansen, Planning & Zoning Administrator

