

City of Rigby Planning & Zoning Commission Minutes

Date: May 14, 2026

Time: 7:02 p.m.

Location: City Hall 158 Fremont St. Rigby Idaho

Call to Order

The Planning & Zoning Commission meeting was called to order at 7:02 p.m.

Roll Call

Commissioners present commissioner Sutherland vice chair, commissioner Smith, commissioner Belk

Staff and public attendees: Mitch Bradley

Public works. Ione Hansen Planning and Zoning Administrator were also present.

Approval of Minutes

Approval of April 21, 2026, Meeting Minutes

The Commission reviewed the minutes from the April 21, 2026, meeting.

A motion was made and seconded to approve the minutes as presented. No corrections were noted.

Motion carried.

Public Hearing

Zone Change Request — Pacific Holding

Parcel RPA00000078503 (R2 to R3)

Applicant Request

The applicant requested approval to rezone approximately 8.969 acres from R2 (Medium-Density Residential) to R3 (Higher-Density Residential).

Blake Jollley of Connect Engineering, Idaho Falls, spoke on behalf of the applicant. He explained that the current R2 lots have not sold as quickly as anticipated and that the proposed rezoning would allow for additional housing types and greater flexibility in development.

Mr. Jolley stated that the request aligns with goals identified in the Comprehensive Plan, including support for affordable housing, varied housing densities, and innovative zoning approaches.

Development Layout & Access

The applicant described the proposed zoning transition as commercial property to the east transitioning westward through R3, then R2, and ultimately R1 zoning, describing the pattern as a standard “step-down” transition.

The applicant stated:

- The proposed R3 area would remain separate from Eagle’s Rest Division One (55+ community).
- No direct street connection is proposed between the developments.
- Internal loop roads are planned within the R3 subdivision area.
- Additional emergency or secondary access is being coordinated with the Fire Marshal.

The applicant also referenced a proposed 8-foot fence and buffering between the R3 development and the adjacent 55+ community.

Building & Density Discussion

No formal building plans were submitted at this stage. Discussion clarified that future development details, including setbacks, open space, roads, and lot layout, would be reviewed during the platting process.

Commissioners discussed applicable height limitations within the zoning code and noted that future development would be required to comply with all applicable standards.

Public Comment

Multiple residents from Dakota Avenue and Eagle’s Rest addressed the Commission regarding the request.

Concerns expressed included:

- Representations made during prior property purchases that surrounding phases would remain 55+ housing.
- Increased traffic and public safety concerns.
- Emergency access and roadway turnarounds.
- Increased density and compatibility with adjacent neighborhoods.
- Potential rental housing and future housing types.
- Setbacks, fencing, and proximity of future structures.
- Existing CC&Rs and restrictions referenced by homeowners.
- Capacity of local infrastructure and community amenities.

Commissioners acknowledged the concerns presented and clarified that private CC&Rs are not enforced by the City.

Commission Discussion

Commissioners discussed:

- The request before the Commission pertains solely to zoning designation.
- Infrastructure capacity for water and sewer services was reported as sufficient by City staff.
- Surrounding land uses include commercial zoning to the east and residential zoning to the west and south.
- Future plat applications will address:
 - Green space requirements
 - Road standards
 - Setbacks
 - Access
 - Buffering
 - Detailed site design

Commissioners also discussed the legal standards governing zoning decisions and noted that applications meeting applicable code requirements must be considered accordingly.

Action

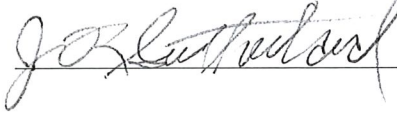
Commissioner Smith moved to recommend approval of the requested rezoning from R2 to R3 to the Rigby City Council. Commissioner Belk seconded the motion.

Motion carried.

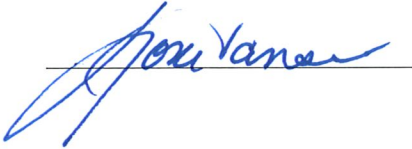
Adjournment

There being no further business, the meeting adjourned at 8:03 p.m.

Approved by vice chair Rex Sutherland

A handwritten signature in black ink, appearing to read "Rex Sutherland", written over a horizontal line.

Approved by Ione Hansen Planning and Zoning Administrator

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