

Official Minutes of Ririe Planning and Zoning Commission Meeting
Tuesday, July 1, 2025

Call to Order: Meeting called to order at 6:01 PM by Chair FarrDell Hayes
Participants present: FarrDell Hayes, Josh Lovell, Jeremy Furniss, and Eric Egan
Absent: Danny Harris

Preliminary Proceedings:

- Pledge of Allegiance led by Jeremy Furniss
- Agenda approved unanimously
- No ex parte communications or conflicts of interest declared

Meeting Minutes:

- Previous meeting minutes reviewed and amended to reflect Danny Harris's early departure
- Minutes approved with amendment noting precise time of departure

County Impact Area Report:

- City planner reported on meeting with Bongo County officials
- Impact area boundaries maintained without significant changes
- Jefferson County reduced its impact area
- Positive discussions about future city growth and development

Land Use Schedule and Zoning Ordinance Review:

Key Discussion Points:

- Comprehensive review of proposed land use table
- Examination of conditional use permits
- Exploration of potential for neighborhood businesses
- Detailed analysis of current zoning restrictions
- Consideration of mixed-use zoning opportunities

Significant Recommendations:

- Remove outdated zoning classifications
- Standardize conditional use permit terminology
- Explore more flexible zoning for small, neighborhood-compatible businesses

Public Hearing Planning:

- Scheduled preliminary public hearing for August
- Plan to provide 30-40 minute educational session before hearing
- Goal to explain proposed changes and gather public input

Next Steps:

- Continued detailed review of land use table
- Prepare comprehensive documentation for public hearing
- Align Title 10 zoning regulations with other city ordinances

Additional Notes:

- City seeking to update and publish ordinances on city website
- Emphasis on creating clear, accessible zoning regulations
- Focus on balancing development needs with community character

Meeting adjourned at 7:01 PM