

Planning & Zoning Minutes

July 5, 2007

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CITY OF
REXBURG
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Commissioners Attending:

Winston Dyer – Chairman
Ted Hill Mary Haley
Mike Ricks Thaine Robinson
David Stein

City Staff and Others:

Gary Leikness – P&Z Administrator
Emily Abe – Secretary

Chairman Dyer opened the meeting at 8:02 pm.

Roll Call of Planning and Zoning Commissioners

Mary Haley, Winston Dyer, Thaine Robinson, David Stein, Mike Ricks, Ted Hill

Charles Anderson, Mary Ann Mounts, Dan Hanna, Randall Porter and Josh Garner were excused.

Minutes:

A. Planning and Zoning meeting – June 21, 2007

David Stein motioned to approve the Planning & Zoning minutes for June 21, 2007. **Ted Hill** seconded the motion.

Thaine Robinson abstained for having not been present.
None opposed. **Motion carried.**

Public Hearings: None

Unfinished/Old Business: None

New Business:

1. Final Plat – Snell-Grove Townhomes

Kevin Snell; 3784 E 175 N, Rigby, Idaho. He pointed the property out on the map. He reviewed the staff review comments. He said he has an easement across the property to the South for access. He said staff has proposed no access to Main Street on the North. He said he is not necessarily opposed to this. John Millar said the City and the State would reconstruct this intersection, but he is concerned with when this will actually be completed. The intersection is not a safer alternative than a Main Street access at this time.

Chairman Dyer asked if the Idaho Transportation Department was going to grant access to Main Street or not. Kevin Snell said an access permit application has been filed with the ITD, but he has not been able to get an answer from them yet. They would like interaction between Cities and Counties when they grant accesses like this. They are waiting for input from the City on the issue.

Rex Erickson said the City Council directed Kevin Snell to try to get the access onto Main Street, since the intersection of 4th West is dangerous.

Gary Leikness pointed out the proposed conditions of approval. He said in the preliminary approval, the Planning Staff recommended denial of the access onto Main Street because of the Comprehensive Plan recommendations. This was turned down by the Planning Commission and the City Council. Now the Public Works department has worked with the Idaho Transportation Department and has recommended denial of the access for safety reasons. He said the Public Works department may recommend that some kind of access be there, using some sort of grass crete or grass pavers so that fire vehicles could get there from Main Street if they had to. He pointed out the changes on this plat from the preliminary plat: some of the setbacks were increased, and the trash dumpster was moved. The site plan, landscaping plan, etc. will be reviewed at the building permit stage.

Chairman Dyer suggested the applicant note the easement to 1st South on the plat, or have the easement reviewed by the City Attorney to make sure it will be available to the future residents once the property has all been sold.

Thaine Robinson asked if the applicant had any issues with any of the other staff review comments. Kevin Snell said he did not notice any that would be a problem.

The Commissioners discussed the Main Street access issue.

Thaine Robinson motioned to recommend to City Council to approve the final plat for Snell-Grove Townhomes with the conditions that the southern easement issue be addressed, the Main Street access issue be worked out with City Council, and all other issues in the staff review to be subject to staff approval.

David Stein seconded the motion.

None opposed. **Motion carried.**

2. Final Plat – Walker Addition, Division 3

Chairman Dyer declared a direct conflict of interest and excused himself from the table.

Thaine Robinson was selected to act as chair.

Winston Dyer; The Dyer Group, 310 North 2nd East. He pointed out the property on the map. The City wanted an easement for access to the Rexburg ditch, and this has been provided. There is also plenty of capacity for any future needed fire hydrants. The street name will be changed to First American Circle. The area to the North has been donated to the City for a greenway trail along the river.

Gary Leikness said the preliminary plat was approved by City Council with no additional conditions.

Ted Hill motioned to recommend to City Council to approve the final plat for Walker Addition, Division 3. **Mike Ricks** seconded the motion.

None opposed. **Motion carried.**

Winston Dyer was restored as chair.

Compliance:

Mary Haley pointed out a number of compliance issues around town. The Commissioners discussed these issues.

Chairman Dyer said the Commissioners should turn in any compliance issue concerns to the Compliance office in writing.

Non controversial Items Added to the Agenda: None

Report on Projects:

Gary Leikness said the City Council passed the Planned Unit Development (PUD) Ordinance with a couple modifications. A couple density bonus options have been added, language was added that we will not at this time accept sub-standard street widths, and the final authority was given to City Council to approve PUDs.

Chairman Dyer invited the Commissioners to study the sign ordinance and sign permit applications to get ready for the public input that will be taken on July 19.

Tabled requests: None

Building Permit Application Report: None

Heads Up:

1. Joint City Council/Planning & Zoning Work Meeting – July 18 – 6 to 7 pm.
2. Sign Ordinance Public Input – July 19

Chairman Dyer adjourned the meeting at 10:10 pm.