

Planning & Zoning Joint Meeting Minutes

January 31, 2008

7:00 PM – Rexburg City Council Chambers

Madison County ▪ Rexburg ▪ Sugar City ▪ Teton ▪ Newdale

Winston Dyer opened the meeting at 7:00pm.

County and City Planning & Zoning Commissioners in attendance: Randall Porter, Thaine Robinson, Naysha Foster, Mary Haley, Stephanie Blackham, Paul Lusk, Garth Hillman, Mike Ricks, Barrett Wilcox, Thomas Luthy, Dean Peterson, Brent McFadden, Von Clark, Brian Hawkes, Winston Dyer, Ed Williams

Winston Dyer pointed out the contact/sign in list at the meeting. He said he hoped to put together an updated list of all commissioners which would include their address, phone, and e-mail addresses, so that it would be easier to stay in touch with everyone. The current version of the list is attached.

Commission Reports:

Winston Dyer reported for Rexburg. He said that the demand for larger developments such as subdivisions, is starting to lighten up. It is felt that this a reflection of tightening of the economy and availability of money for borrowing. It is felt that this tightening may bring a stabilization of land values or a bit of a reality check to some of those heightened land values.

A new planned unit development ordinance that was passed this summer has its first project of a subdivision up by the water tower. The planned unit development allows for some flexibility from what the standard underlying zone would call for – for example, smaller lot sizes and open space, cottage style houses, and tree-lined streets. There have been a few inquiries about doing this type of planned unit development elsewhere in Rexburg.

He said that the Rexburg P& Z Commission just recommended for approval a Conditional Use Permit for the Madison High School property just west of Rexburg Motor Sports, at what will be University and 12th West. He said they are looking at extending University Blvd. westward, where it will pick up quite a bit of development once the high school is built. The developers were asked to put the high school back on the southwest corner of their property so that the area close to the intersection near Rexburg Motor Sports can remain commercial. Burton Elementary is also under construction on the same property.

The Rexburg P&Z will also be working on the city's Sign Ordinance and its statement of intent, to help as a planning tool.

Finally, Rexburg is also looking at a mixed use development across from Porter Park that has been proposed by local developers, the Hemmings, which would include a conference center, retail stores, women's housing, and open and green space, and residential housing. The Rexburg P&Z Commission is excited about this concept of development as it allows a mix of commercial and residential.

They also just put together their third redevelopment district. The redevelopment districts provide for obtaining bonds for capital improvements based on the anticipated increase in tax revenues associated with the change in use of properties. For example, the latest redevelopment district is along the new University Boulevard that was just constructed. Currently the area is farm ground and taxed at a very low rate. Later, when it develops into major commercial the ground will be taxed at a much higher rate, producing more revenue. The redevelopment district concept allows issuing bonds based on this tax anticipation so that infrastructure needs can be attended to now rather than waiting until the impacts from the change in use have already occurred.

Brian Hawkes reported for Sugar City. He said the issues they are dealing with are two major subdivisions that are going into Sugar City, which potentially over the next 6 to 10 years can triple Sugar City's size. Each subdivision will be about the size that Sugar City is right now so they want to make sure they are happy with what goes in. One of the subdivisions is on the south side of Sugar City, south of 3rd South; the other subdivision is on the west side of Highway 20, north of Center Street all the way to the river.

There is also a business park being developed, through the help of a grant – they hope to start construction on the business park this spring. It is planned near the west side of Center St., a 19 acre area. **Mary Haley** asked if Sugar City has design standards for the business park, and **Brian Hawkes** said they do. They have updated their standards.

They are also working on updating their Ordinances. They would like to stay with their grid system.

Von Clark reported for Madison County. They just finished working on the regulations and stipulations for a recreation zone. The homes are not to block the skylines.

They have had several requests for zone changes. One big area to the southeast of Rexburg may be developed. Everything the Madison County P&Z Commission looks at is then looked at by the County Commissioners. They have the final say. In the past, they have had trouble on where to have gravel pits; they try to come to the best decision as to where such a development should be put.

Their Commission has been working closely with planning consultants Cooper Roberts Simonsen Associates, as has the city of Rexburg. They are working on a new subdivision ordinance proposal. **Brent McFadden** said there will be a hearing on this ordinance in February. For any subdivision with eight lots or more, there will be no septic systems. They will have central wells or connection to the municipal system. Culinary will be strictly for house use. **Winston Dyer** said that Rexburg just passed a resolution that there will no longer be any new subdivisions that do not give their water rights to the city, so that they can help replace the water that is demanded by the development.

No representatives were present to report for the Teton and Newdale Planning and Zoning Commissions.

An attendee asked the status of the Wal-Mart Supercenter – what was the latest rumor? **Winston Dyer** said the key word is “rumor”. He said the existing location is the number one location on Wal-Mart's list. The other possible locations would be near the interchanges, the North or the South. Nothing concrete has been heard of late.

Status of Joint Planning Effort:

An update on the Joint Planning effort was given by **Brent McFadden**. He said a land use map for Madison County has been finalized. He said they were hoping that the planning consultants would help get the zoning definitions and ordinances and mapping so that they were more alike. The wording of the Comprehensive Plan that involves everyone was worked on. Building in areas such as Plano, Salem, and

Burton, called townsite developments, were discussed. The nitrate levels were also discussed. Options are being looked at to help solve the problems, including use of test wells.

Mary Haley asked about the impact zone. **Brent McFadden** responded that in a new procedure, a joint committee (3 members from the city, 3 members from county, 3 members from Sugar City if affected) will hold one hearing regarding on impact zone change, thereby shortening the process, rather than holding three separate hearings.

Goals and Objectives for Future Joint Meetings :

Winston Dyer discussed the memo he had sent out by e-mail, which listed joint planning concerns that were originally voiced at a Joint P&Z meeting in August 2004. Those present at today's meeting prioritized their common concerns by participating in a small group process for scoping (identifying common goals and objectives) and then prioritizing (using a rank/order process to determine relative value of each item). The results, summarized by **Winston Dyer**, were as follows. The list includes the items that were identified by the meeting participants and their relative ranking after each participant was given the opportunity to indicate their top priorities out of the list:

Lighting Standards (Night Sky) (5)
Road Width/ Design/ Traffic Calming (9)
Corridor Planning (6)
Transportation (13)
Design Standards (5)
Light/Heavy Industrial Standards and Location (5)
Annexation/Infrastructure (3)
Coordination of Zones/Land Use (5)
Nuisances (2)
Signs and Banners (2)
Mini Storage Standards and Location/ Zones (0)
Recreation Trails – Connectors (5)
Preservation of Areas/ Scenic Use (8)
Neighborhood Centers (1)
Infilling (5)
Changing of Addresses (0)
Landscape Standards (1)
Communication (2)

Transportation was identified as the number one concern to work on together, followed by Road Width/Design/ Traffic Calming issues, and Preservation of Areas/Scenic Use. It was suggested that future joint meetings would focus on exploring these top priority issues and try to develop consensus and consistency for them among the area's planning groups.

The Transportation concerns will be discussed at the next Joint Planning & Zoning meeting. Outlooks from each commission could be shared. It was stated that the prioritized concerns could be presented to the Joint Planning consultants, as prioritized by the joint Planning & Zoning Commissions that were present at today's meeting.

Schedule Next Joint Meeting:

Madison County will host the next Joint Meeting on May 29th, 2008.

The meeting adjourned at 9:00 pm.