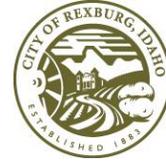


Planning & Zoning Minutes

February 16, 2012



CITY OF
REXBURG
America's Family Community

35 North 1st East
Rexburg, ID 83440

www.rexburg.org

Phone: 208.359.3020
Fax: 208.359.3022

Commissioners Attending:

Mary Ann Mounts	Thaine Robinson
Dan Hanna	Nephi Allen
Richie Webb	Scott Ferguson
Jedd Walker	Gil Shirley
Cory Sorensen	

City Staff and Others:

Mayor Richard Woodland
Val Christensen – Community Development Director
Scott Johnson – Economic Development Director
Kelvin Giles – Technology Coordination Services
Craig Fisher – Community Development Intern
Elaine McFerrin – P&Z Coordinator

Chairman Winston Dyer was excused. **Commissioner Mary Ann Mounts** acted as chairwoman. She opened the meeting at 7:00 pm. She welcomed Mayor Woodland and members of the City Council – Jordan Busby, Sally Smith, Donna Benfield, and Jerry Merrill.

Roll Call of Planning and Zoning Commissioners:

Thaine Robinson, Scott Ferguson, Dan Hanna, Mary Ann Mounts, Richie Webb, Gil Shirley, Nephi Allen

Marilyn Rasmussen and Winston Dyer were excused.

Minutes:

1. Planning and Zoning meeting - February 2, 2012

Dan Hanna motioned to approve the Planning & Zoning minutes of February 2, 2011. **Nephi Allen** seconded the motion.

Mary Ann Mounts, Richie Webb, Gil Shirley, Thaine Robinson, and Scott Ferguson abstained for having not been present.
None opposed. **Motion carried.**

The **Mayor** said the reason they are here tonight is to gain an understanding of some of the values and concerns of the City. He praised the Commissioners for the terrific job that they do.

Jedd Walker arrived at 7:03 pm.
Cory Sorensen arrived at 7:04 pm.

Public Hearings: None

Unfinished/Old Business:

Economic Development Director Scott Johnson gave a general planning presentation which included the agenda items of married housing and traditional housing. The issues will be further addressed in future meetings.

The presentation was put together by several members of the City's Ready Team, which is comprised of department head staff and the Mayor. The Ready Team looks at everything going on

in the City, including specific projects. It was realized that with the tremendous amount of growth Rexburg has seen, the City needs to prepare and look at future planning now. A department head Planning retreat was held last month to focus on where Rexburg is going and what needs to be in place. These vision ideas are assumptions in regard to growth.



Preparing for 2030

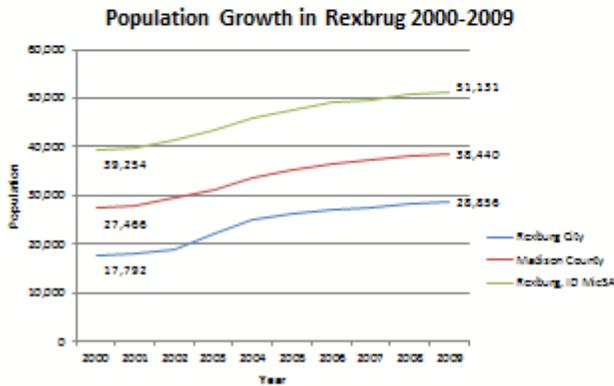
A Vision for Quality Growth



The Past

Rexburg: A Decade of Growth

- Rexburg has grown by almost 60%



Vision Statement for 2030

Residents of Rexburg have chosen to live here because they enjoy a current quality of life. This quality of life embodies the cultural values of family, community, frugality and independence. We seek to maximize opportunities that come with rapid growth in order to maintain, preserve and enhance the Rexburg community.



Challenges to Growth

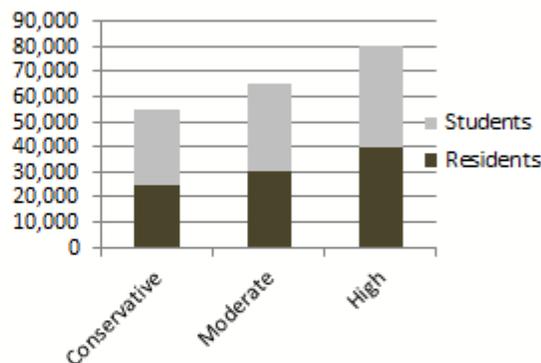
- The need to financially plan for the future in a resource limited environment
- The need to educate and engage the public in a vision that improves the quality of the community
- Protecting Community Values such as frugality, etc.



2030 Growth Assumptions

Total City Population

- Conservative
 - 55,000
 - 30,000 students
- Moderate
 - 65,000
 - 35,000 students
- High
 - 80,000
 - 40,000 students



Needs Based on Assumptions

- Jobs
- Funding
- Infrastructure
- Housing
- Mobility
- Security
- Emergency Services/Medical Services
- Recreation
- Culture



Staying Ahead of Growth

Rexburg has a history of forward looking investment in its infrastructure.

- We do not want to be “catching up”
- Our planning must anticipate BYU-I’s growth
- Efficiently use existing capacity



Strategies

- Staying Ahead of Growth (Acting not Reacting)
- Increase Investment
- Redevelopment
- Mixed Use
- Public Private Collaboration
- Place Making
- Effective Land Use



Increase Investment

The City has looked to increase investment in the community as it has grown through implementing policies such as Impact Fees and taxes.

- We must continue to look at innovative streams of revenue or investment through broadening our tax base.
- We must encourage development that enhances quality and tax base.
- We must increase quality employers and employees.



Redevelopment

Redevelopment creates a cost effective opportunity to accommodate rapid growth

- The infrastructure is already in place
- Promoting increased densities presents an opportunity to save the developer money in the short term and save community monies over time through increased efficiencies
- New development should accommodate future redevelopment



Mixed Use

A mixed use model supports higher density development and provides a higher quality experience by leveraging proximity of uses to one another

- A mixed use model is a return to the planning of our city founders such as capitalizing on the proximity of downtown to campus
- Higher density development requires a focus on pedestrian environments
- Manage existing land uses and make more efficient use of resources.
 - Lowers the number of trips
 - Easier delivery of services
 - More economic value



Mixed Use



Public Private Collaboration

We need to partner the leadership vision of the community with the capabilities of the private sector. Quality development must respond to more than the short term return of an individual project.

- Partnering with the private sector will bring credibility to this vision
- Effective use of Urban Renewal
- Share the risk, protecting public, university and private interest
- Partnering increases employment opportunities



Place Making

Creating a unique experience that is diverse, walkable, and compact; with vibrant public spaces will make a community that is:

- Inviting
 - Creates a place where people want to be
 - A quality image and atmosphere
- Creates a shared identity
 - Gathering places
 - Interaction between students and residents, in the right setting enhances the community experience
 - Enhanced entrances



Action List

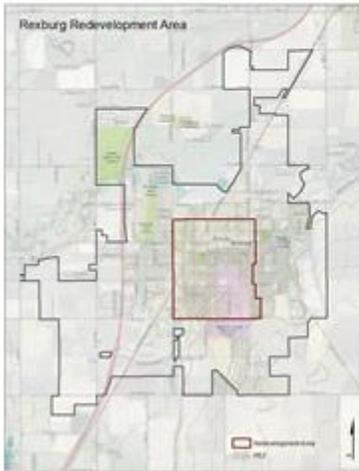


- Mobility
 - Feasibility plan for redundant routes community wide



Action List

- *Redevelopment/infill focus area



Action List

- Modeling of infrastructure capacity in the redevelopment area; specifically PEZ
- Reconfigure vehicular circulation in redevelopment area that supports higher density
- Develop possible Urban Renewal Strategy
- Develop design concepts of PEZ in redevelopment area



How Do We Move Forward?

- Create strategy to engage policy makers and the general public in this discussion
- Timeliness of path forward
 - When can we meet again? (Regularly scheduled meetings)
 - Identify resources to move forward



Scott Johnson stated the city wants to help developments to make sure that they are good for the community and that they will last in the community.

Resource-wise, the City must plan this far ahead. It takes time to acquire the necessary funds and time to put plans into action.

The City is looking very closely at married student housing in addition to single student housing. Where can this housing be and how can resources best be used?

Val Christensen said the staff Planning retreat held last month formed the basics of the ideas in this presentation.

It is felt it is better to try to utilize the infrastructure that is already in place.

The possible redevelopment focus area was shown (7th South on the south, 2nd North to the north, 5th West, 2nd East).

Specific assignments have been given to staff to begin looking into what is occurring in other places to encourage redevelopment, and what might Rexburg do in addition to what has been done in the past.

As the University continues to grow, there will be continued demand for multiple family housing and the commercial associated with that growth, such as stores within a walkable distance. They want to focus in this area of emphasis – for infill and redevelopment.

Chairwoman Mounts stated for the record that in the past the City was well aware of location and costs and in constant communication with the school district at the times the middle school and high school were being developed but even so problems occurred.

The issues of urban renewal and of needed transportation as the community grows were briefly discussed.

Council Member Benfield said a presentation regarding transportation issues will be made at the Rexburg Chamber of Commerce on February 29th.

There was discussion that it is key to plan for growth and to have incentives to attract businesses.

Scott Ferguson said it is problematic to plan if there are not projected growth numbers.

Phil Packer of BYU-I said the University is moving forward toward their goals. They need to plan as though there will be substantial growth.

Chairwoman Mounts said the fact Mr. Packer is here tonight is very positive. There have been enormous strides in the City's relationship with the University. There is lots of good data to base decisions on.

A heads up was given regarding sign height. Potential businesses are coming forward where this may be an issue. The subject needs to be addressed further to look at signs along the highway corridor and elsewhere as Rexburg grows.

Chairwoman Mounts expressed that it is so small town to be enlarging signs when the whole country is making them smaller and getting rid of them on their corridors.

Val Christensen said the goal is to bring the City Council and the Commission back together in a couple of months with more information to be presented to them from staff on these planning issues.

New Business: None

Compliance: None

Non controversial Items Added to the Agenda: None

Report on Projects: None

Tabled Requests: None

Building Permit Application Report: None

Heads Up:

March 1st – 1. Comprehensive Plan Map Amendment – 250 West Main & 52 North 3rd West

2. Rezone – 250 West Main & 52 North 3rd West

3. Rezone – Approximately 424 West 2nd South

March 15th - 1. Rezone – Approximately 328 N. 2nd West

2. Rezone – 415 and 437 West 6th South

March 29th – Joint P&Z Commission meeting (Rexburg, Madison County, Sugar City, Teton,
Newdale - Rexburg is hosting)

The meeting was adjourned at 8:30 pm.