

# Planning & Zoning Minutes

October 17, 2013



CITY OF  
**REXBURG**  
America's Family Community

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## Commissioners Attending:

Winston Dyer – Chairman  
Mary Ann Mounts     Melanie Davenport  
Cory Sorensen         Mark Rudd  
Dan Hanna                 W.C. Porter

## City Staff and Others:

Daniel Widenhouse – Community Development Intern  
Elaine McFerrin – P&Z Coordinator

**Chairman Winston Dyer** opened the meeting at 7:02 pm. He welcomed everyone. Val Christensen was excused.

## **Roll Call of Planning and Zoning Commissioners:**

W.C. Porter, Dan Hanna, Mark Rudd, Winston Dyer, Mary Ann Mounts, Melanie Davenport

Thaine Robinson, Gil Shirley, Richie Webb, Jedd Walker, and Cory Sorensen were excused.

## **Minutes:**

1. Planning and Zoning meeting - October 3, 2013

**Dan Hanna** motioned to approve the Planning & Zoning minutes of October 3, 2013. **Melanie Davenport** seconded the motion.

Mary Ann Mounts, Mark Rudd, and Chuck Porter abstained for having not been present. None opposed. **Motion carried.**

**Public Hearings:** None

## **Unfinished/Old Business:**

1. Development Code Changes – Discussion

This item will not be addressed tonight due to Mr. Christensen's absence because of a staff trip to Bozeman to observe their bus system. The issue will be addressed at the next P&Z meeting.

2. New BYU-Idaho Student Housing parking - University presentation

**Chairman Dyer** gave a brief introduction.

At the recent September 5<sup>th</sup> P&Z meeting, the Commission reviewed the University's new proposed student housing. Some Commissioners expressed concerns over the parking situation for the proposed development. After a lengthy discussion, there was consensus of the Commission to look at the University as one parcel, particularly that the 60/40 permissible lot coverage requirements would apply to the University campus as a whole. Despite that consensus, there were some concerns voiced about what the plan is for the parking, as it was observed that the parking was less than would have been seen in some private developments. It was determined that the University would be asked to show how the parking for the new development is going to be managed. The Commission asked Val Christensen to follow through on this issue.

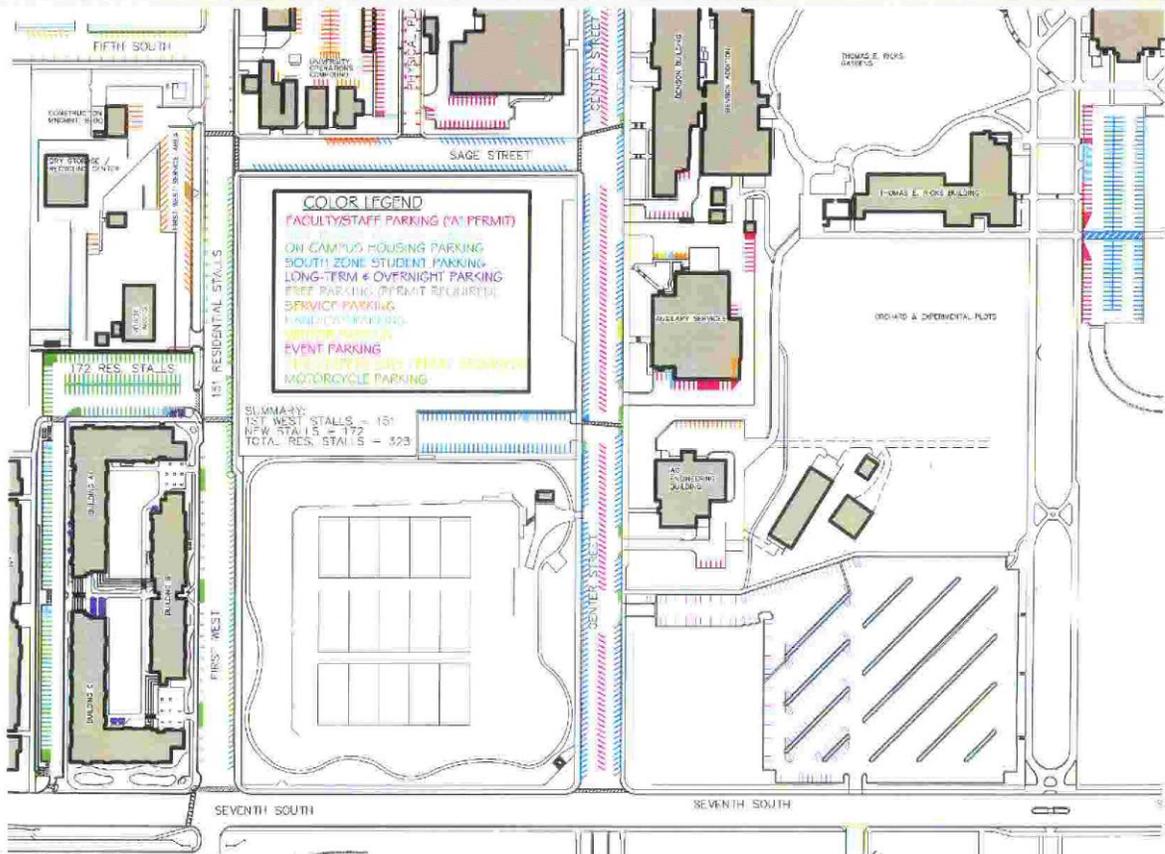
Tonight, Wayne Clark of BYU-Idaho is here to respond to that request.

**Wayne Clark**, Director of University Operations.

He stated that per the City's Development Code, the University District zone is required to have 0.02 parking stalls per student Full Time Equivalent (FTE - average credit load of 15 credits), which is different than total student headcount. This semester, the student FTE is 13,500; 2700 parking stalls are needed for student parking. With some of the changes that have happened on campus, the University is slightly out of compliance with the ordinance by about 50 parking stalls.



## Housing Site and Parking



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**Wayne Clark** stated that the current total parking stall count is 3589 stalls; this number includes service stalls, handicapped stalls, visitor stalls, faculty and student stalls. The overall number of parking stalls is in compliance. The University plans to correct the lack of 50 student parking stalls with the new student housing project. The housing project has a trickle-down effect to create other areas to build more parking.

It is projected for 2015 that the student FTE would be 14,900. There would be a total of about 17,000 students on campus. This would require 2980 student FTE parking stalls. Mr. Clark stressed that these numbers are simply projections.

There will be 172 stalls onsite for the new housing project. The University will also post part of South 1<sup>st</sup> West, which the University owns in this location and which they will rebuild in the summer of 2015, from 7<sup>th</sup> South to 5<sup>th</sup> South; this parking will be marked for housing parking only (H-Permit, 151 stalls). This would make about 323 stalls available near the housing development and on-site. The remaining balance of stalls needed would be in the 7<sup>th</sup> South long-term parking lot. Mr. Clark pointed out the areas on the projected map.

There will be 850 beds in the new student housing complex. There were 828 beds when the dormitories were in use. It will have a different demographic, as the new housing is apartment-style rather than dormitory-style. Currently, 190 stalls are shared in the 7th South lot by housing, and faculty and staff; this is one lot that never fills up.

There would be a net add of about 125 parking stalls.

**Dan Hanna** asked if a new access off of 7<sup>th</sup> South would be created on the west side of the new housing development.

**Wayne Clark** said there will not be a new access. There will be a gated access for emergency vehicles only. The University has discussed this issue with Val Christensen, the Fire Department, and the Police Department.

**Melanie Davenport** likes the plan. It is a smart design. She stated two concerns. First, there is the safety for women students who may need to park adjacent to the complex. They should not have to be fearful.

Also, she does not think the City Code addresses adjacent parking, but the University Code does. Perhaps the Commission should look at addressing the City Code in regard to parking that is contiguous to a complex.

**Wayne Clark** said things are going to improve beyond this point. The University cannot really get ahead of the board in Salt Lake on approval of funds. Capital dollars are shared with BYU. BYU-Idaho has to wait through 2014 for them to finish their life sciences building. Mr. Clark stated that in 2015, BYU-I would get a larger share of those funds to do some construction on the Rexburg campus.

The Agri-Science academic facility will still be built. It is now being planned and redesigned. The University does not plan to build the large animal facility that was going to be part of the Agri-Science complex.

There is a proposed plan to expand the parking where the baseball field once was located. Regarding the student housing project, four of the six buildings should be raised in the summer of 2016. It is planned to build parking in that area of campus. The goal would be to add about 972

parking stalls to the campus by 2017. Mr. Clark reiterated that the University cannot get ahead of the board on approval of funds, but this is what they are asking for, so total campus parking can be increased to serve both ends of the campus well.

Mr. Clark stated that in the campus parking study that is done once a semester, at mid-semester on Wednesdays, all parking lots are monitored every hour of the day. This study is on the University website. The overall parking on campus, between 8:00 am and 8:00 pm, with the 7<sup>th</sup> South lot which is a distant lot, and the south part of Center Street being counted, is used 66% on the average. However, the lots like the Snow Building, Hart Stadium, and Taylor building, are 95-100% used from 9:00 am to 3:00 pm. The heart of the campus is really overloaded. On the perimeter there is plenty of parking. The parking needs are met; they are just not where people would like them.

**Dan Hanna** asked how the University intends to control the parking for the new student housing facility.

**Wayne Clark** said the parking will be controlled through the H-permit (housing) or long term parking permit.

**Mr. Clark** said he would be glad to answer any questions the Commissioners have about the University's projects, or other concerns.

**Dan Hanna** asked about the plans for the Agri-Science building.

**Wayne Clark** said the plan is to redevelop the Livestock Center that is off campus, putting all the laboratory work there that was going to be in the large animal facility that is no longer planned. Everything will be classroom based on campus. No animals will be brought to campus. Food Sciences and Computer Sciences will occupy the space.

**Mary Ann Mounts** asked if the grass roof building is still planned as part of the Agri-Science building complex.

Mr. Clark said it is no longer planned.

**Wayne Clark** said the heat plant project is underway. The University is working with the Idaho Department of Environmental quality on the permitting process. Boilers have not yet been purchased. Digging and excavating are to begin next week. There will be 3 phases.

**Chairman Dyer** asked for clarification on the height of the stacks.

**Wayne Clark** said the stacks will be the exact height of the current plant. They will be further back from the road.

**Mr. Clark** said it is felt that the University's new student housing development will be a great facility. All parking requirements and needs will be met. There will be mostly 3-bedroom units with some 2-bedroom units, and four 4-bedroom units. Former dormitories Rigby Hall and Biddulph Hall are no longer rented to students. With the new facility, there will be a net gain of 22 beds. The University does not want to affect the private sector market. The University respects all of those who participate in the approved housing market. The community has done a really good job in supporting the issue of the University's growth.

**Melanie Davenport** asked about the status of the Kirkham building.

**Wayne Clark** said the University has put on its budget schedule for 2016 or 2017 to take the building down. They would have good use for it if they could keep it. The Church would like the University to take the building down.

Mr. Clark said some things the University is planning are to eventually remodel the library and to do slight modifications to the Austen building – the goal is to make it a technology-driven building to support engineering. Slight modifications to the Clark and the Smith buildings are also planned for the future.

**Dan Hanna** asked about the projected growth pattern for the University.

**Wayne Clark** said in the fall 2015 when missionaries start to return, BYU-I is projecting a head count of 16,500 to 17,000 students.

The University has been growing by about 1000 students a year. There is a cap of 18, 000 FTE, which is about 22,000-23,000 headcount.

**Wayne Clark** stated that the goal of the University is to keep a good partnership with the City, and to continue to work well with City staff to do what is needed.

**Chairman Dyer** thanked Wayne Clark for taking the time to present this information and to clarify matters to the Commission. The Chair clarified that the Commission does not need to do any kind of vote tonight. This issue was for information purposes.

The Chairman stated the Commission very much appreciates having Phil Packer (in audience) at Commission meetings on a continual basis as the University representative.

The Commission appreciates all that the University does in keeping the Commission informed.

**New Business:** None

**Compliance:** None

**Non controversial Items Added to the Agenda:**

1. A citizen had requested some time to speak with the Commission regarding property on East 1<sup>st</sup> North. No one was present to address this issue. The citizen would have to pursue a formal request for the Commission to address the matter further.

**Report on Projects:** None

**Tabled Requests:** None

**Building Permit Application Report:** None

**Heads Up:**

The meeting was adjourned at 7:45 pm.