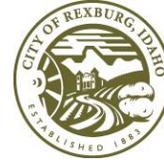


Planning & Zoning Minutes

August 4, 2016



CITY OF
REXBURG
America's Family Community

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Commissioners Attending:

Jedd Walker – Chairman
Mark Rudd
Greg Blacker
Steve Oakey
Rory Kunz
Gil Shirley
John Bowen
Richard Smith

City Staff and Others:

Brad Wolfe- City Council Liaison
Natalie Powell - Community Development Compliance Officer
Mark Daniel – Community Development Intern
Elaine McFerrin – P&Z Coordinator

Chairman Jedd Walker opened the meeting at 7:05 pm.
Community Development Director Val Christensen was excused.

Roll Call of Planning and Zoning Commissioners:

Steve Oakey, Richard Smith, Gil Shirley, Mark Rudd, Jedd Walker, Rory Kunz, John Bowen, and Greg Blacker.

Melanie Davenport, Heidi Christensen, and Bruce Sutherland were excused.

Minutes:

1. Planning and Zoning meeting – July 21, 2016

Steve Oakey motioned to approve the Planning & Zoning minutes of July 21, 2016. **Gil Shirley** seconded the motion.

Richard Smith abstained for having not been present.
None opposed. **Motion carried.**

Public Hearings:

1. 7:05 pm - Rezone – 263 & 267 West 4th South and 429 South 3rd West – Community Business Center (CBC) to High Density Residential 1 (HDR1) – Greg Nelson

Chairman Walker asked the applicant representative to come forward to present the proposal.

Johnny Watson, 1152 Bond Ave., representing applicant Greg Nelson, presented the proposal. He pointed out the subject property. The applicant just went through a Comprehensive Plan Map designation change for the property, changing it to Moderate-High Density Residential from Neighborhood Commercial/Mixed Use. The property is currently zoned Community Business Center (CBC). The LDS Church ward is across the street to the north. Property east of the church is also owned by the church. The business on the corner, at 267 West 4th South, has outgrown its location. It has been a tough spot for commercial because of lack of parking, pedestrian access being blocked, etc. As growth continues to occur in the community, this subject property was looked at by the Nelsons as a good place for student housing. They are requesting High Density Residential 1 (HDR1) zoning. There are apartments and some old single family residences to the south.

The Nelsons' ultimate goal is to create single student housing on the subject property. The Nelsons have had discussions with City staff on that goal. Infrastructure improvement is happening currently, and there has been communication with City Engineering regarding necessary infrastructure for the future plans.

Gil Shirley asked the size of the property.

Johnny Watson stated the property is approximately .94 acres. It would be possible to have 27 or 28 units with 6 students in each unit.

The zoning map was viewed. Mr. Watson said there is already student housing, and there is the church in the surrounding area. A true CBC zone has been halted in the area.

High Density Residential 1 zoning is already in the area; this request would fit quite well.

Community Development Compliance Officer Natalie Powell did not have further staff clarification.

Chairman Walker opened the public input portion of the hearing.

In Favor: None

Neutral: None

Opposed: None

Written Input: None

Chairman Walker closed the public input portion of the hearing

He asked if any of the Commissioners had a perceived or direct conflict of interest related to the request. There were none.

Natalie Powell gave the staff report. This rezone request is straight forward. The mechanic business at 267 West 4th South has had a tough time being on this corner. There have been parking problems, and they have outgrown the location. She does not know if another business in that location would do any better. The house next door at 263 West 4th South has been empty for a number of years. It definitely would be an improvement to the area for this house not to be there. At this time, West 4th South is being torn up with the construction of the water project. Greg Nelson is working with City engineers. They will stub everything now so that they will not have to go in and tear up new road. The timing of this request is good.

Staff has no issues with this request to change the zoning for the subject properties to HDR1.

There were no further questions from the Commissioners.

Steve Oakey motioned to recommend approval to the City Council of a rezone from Community Business Center (CBC) to High Density Residential 1 (HDR1) for the property located at 263 and 267 West 4th South and 429 South 3rd West. **Rory Kunz** seconded the motion.

None opposed. **Motion carried.**

Unfinished/Old Business: None

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:

August 18, 2016:

1. Conditional Use Permit – 149 East 3rd South - to allow Dormitory Housing in a Medium Density Residential One (MDR1) zone – Porter Wilkins

September 1, 2016:

1. **6:00 pm** – Joint Work Meeting of City Council and P&Z Commission (before the 7:00 pm P&Z meeting)

Chairman Walker adjourned the meeting at 7:18 pm.