

Planning & Zoning Minutes

July 21, 2016



CITY OF
REXBURG
America's Family Community

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Commissioners Attending:

Jedd Walker – Chairman
Heidi Christensen Rory Kunz
Melanie Davenport Gil Shirley
Bruce Sutherland Greg Blacker
Steve Oakey Mark Rudd

City Staff and Others:

Natalie Powell – Community Development Compliance Officer
Heather Lo – Technical Services
Elaine McFerrin – P&Z Coordinator

Chairman Jedd Walker opened the meeting at 7:02 pm.

Community Development Director Val Christensen and City Council Liaison Brad Wolfe were excused.

Roll Call of Planning and Zoning Commissioners:

Present: Steve Oakey, Greg Blacker, Rory Kunz, Gil Shirley, Mark Rudd, Jedd Walker, Bruce Sutherland, Heidi Christensen, and Melanie Davenport.

John Bowen and Richard Smith were excused.

Minutes:

1. Planning and Zoning meeting – minutes of July 7, 2016

Steve Oakey motioned to approve the Planning & Zoning minutes of July 7, 2016. **Rory Kunz** seconded the motion.

Heidi Christensen and Gil Shirley abstained for having not been present.
None opposed. **Motion carried.**

Public Hearings:

1. Comprehensive Plan Map Amendment - Approximately 1100 South 12th West – Low-Moderate Density Residential & Commercial to Commercial – Douglas S. Kauer

Chairman Walker explained the public hearing process.

Doug Kauer, 2227 North 4000 West, the applicant. The subject property is about 77 acres that are just south of the high school. The intent is to clean up the line of commercial to extend to the subject property's west property line. They are not sure what is going to be on the property. They have been very patient with the high school right across the road. They feel the land would be of better use as commercial land than to continue as a place for a hay field. The property was pointed out on the overhead screen map.

Mr. Kauer's mother's residence (1076 South 12 West) is already designated as Commercial. The Kauers also own the property across the street on 12th West on the east side and would eventually want an access road off of University Blvd., with sewer and water to both sides of 12th West. There is already an existing sewer line and water.

A main concern is the traffic problem on University Blvd. He is not sure what the best solution is for the problem of 300 cars at a time coming out of the high school. His idea would be to put the burden back on what is causing the problem. Provide the high school students with another exit out of the high school property. Many students use his farm road, which has gotten very beaten down and almost undriveable. Barricades do not do any good.

Mr. Kauer stated they are getting quite a few calls about the property. They would like to clean up the commercial line for future development and want things all set up and ready to go when development is ready to occur.

Melanie Davenport asked if any of the roads on the property are farm-to-market roads. There is one small farm road that was pointed out by Mr. Kauer.

Gil Shirley asked if the property Doug Kauer owns to the east of the subject property is already designated as Commercial. Mr. Kauer said the land is designated as Commercial.

Chairman Walker asked if there were any questions from the audience to help them to better understand the proposal.

There were no audience questions.

Community Development Compliance Officer Natalie Powell clarified that a Comprehensive Plan Map Amendment is about the use of the land. The proposal is not project specific.

Chairman Walker stated that the Commission should focus on whether this request would be the appropriate use for this property.

A Commercial land use designation would allow several zones. The following Summary Table is from the Rexburg 2020 Comprehensive Plan



Summary Table of Appropriate Land Uses for each Comprehensive Plan Map Designation: (Amended 05 May, 2010 by Resolution 2010-07) (Amended 18 Aug. 2010 by Resolution 2010-12) (Amended 13 May, 2010 Ordinance 1045) (Amended 03 Nov. 2010 by Ordinance 1055) (Amended 03 Aug. 2011 by Ordinance 1073)		
Comprehensive Plan Designation	Allowable Zoning District	
Commercial	TOZ RBC GBD CBC	Technology and Office Zone Regional Business Center General Business Center Community Business Center
Light Industrial	LI TOZ	Light Industrial Technology and Office Zone
Commercial	RBC GBD CBC	Regional Business Center General Business Center Community Business Center
Downtown Commercial Mixed Use	CBD MU2	Central Business District Mixed Use Two (2)
Neighborhood Commercial Mixed Use	NBD MU1 MU2 PO OS	Neighborhood commercial Mixed Use One (1) Mixed Use Two (2) Professional Office Open Space
Public Facilities	PF	Public Facilities Point of reference & may be included in any zone
Moderate to High Density Residential	MDR1 MDR2 HDR1 HDR2	Medium Density Residential 1 Medium Density Residential 2 High Density Residential 1 High Density Residential 2
Low to Moderate Density Residential	LDR2 LDR3 MDR1 MDR2	Low Density Residential 2 Low Density Residential 3 Medium Density Residential 1 Medium Density Residential 2
Single Family Residential	RR1 RR2 LDR1 LDR2 LDR3	Rural Residential 1 Rural Residential 2 Low Density Residential 1 Low Density Residential 2 Low Density Residential 3
Agriculture / Rural	TAG1 TAG2 OS	Transitional Agriculture 1 Transitional Agriculture 2 Open Space
Open Space	OS	Open Space
University	UD	University District

Chairman Walker opened the public input portion of the hearing.

In Favor:

Holly Kauer, 2227 North 4000 West. She said one of the reasons it would be great for this particular area to be commercial is that it is a perfect spot to have food establishments so close to the high school.

A traffic light at the corner instead of a roundabout is really needed; teenagers do not know how to use a roundabout, and it does not solve the problem with so many cars.

Mrs. Kauer said eventually, hopefully, it would be awesome to have a retirement center on the back part of the property. Such a center is really needed for the elderly. It would be very beneficial to the Rexburg community. This is what they would like to aim for in the future.

Neutral: None

Opposed: None

Written Input: None

Chairman Walker closed the public input portion of the hearing.

He asked if any of the Commissioners wished to declare a conflict of interest or a perceived conflict of interest. No one declared a conflict.

It was clarified that the Motel 6 being built at 2000 South and 12th West south of the subject property has a Comprehensive Plan land use designation of Commercial and Community Business Center zoning.

The Chairman asked for the staff report.

Compliance Officer Powell said city staff does not have any opposition to the proposal at this time. As the property develops, staff will work closely with the developers in order to address any traffic and pedestrian concerns.

Rory Kunz motioned to recommend to the City Council approval of a Comprehensive Plan Map Amendment land use designation change for the specified property at approximately 1100 South 12th West, to change from Low-Moderate Density Residential & Commercial to Commercial.

Bruce Sutherland 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 4, 2016 P&Z meeting:

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

Chairman Walker adjourned the meeting at 7:24 pm.