

# City Council Work Meeting

August 25, 2008



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

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August 25, 2008

Mayor Shawn Larsen

**Council Members:**

Christopher Mann – Council President  
Rex Erickson     Randy Schwendiman  
Bart Steven     Richard Woodland  
Adam Stout

**City Staff:**

Stephen Zollinger — City Attorney  
Richard Horner – Finance Officer  
John Millar — Public Works Director  
Val Christensen – Building Official  
Blair Kay — City Clerk

**7:30 A.M. City Hall – Pledge to the Flag**

**Roll Call of Council Members:**

**Present:** Council Member Mann, Council Member Erickson, Council Member Stevens, Council Member Schwendiman, and Council Member Stout.

**Absent:** Council Member Woodland asked to be excused. Council President Mann opened the meeting for Mayor Larsen.

**A. 7:40 A.M. Comprehensive Plan 2020 and Comprehensive Plan Map – Staff**  
(Adoption of changes to the Comprehensive Plan 2020 and Map)

The **Representatives** from *Cooper, Roberts, Simonsen Associates* the Salt Lake City Planners are Soren Simonsen and Laura Hansen. Laura Hansen asked to be excused.

**Council Member Erickson** stated the City Council should have received a list of changes made to the Comprehensive Plan.

**Mr. Simonsen** read the list of recommended changes to the Comprehensive Plan. He acknowledges their desire to make additional changes.

**Council Member Stevens** referenced wording concerning an indoor pool on pages 18 & 69. He questioned funding sources to make a recreation center possible. Mayor Larsen joined the meeting. He noted the city needs an increase in recreational facilities.

**Council Member Stevens** was concerned with “Residential Design Standards” infused into the document. He requested language stating city code regulates residential construction. The design standards in the plan should relate to commercial construction. Council Member Erickson and Schwendiman did not think having design standards for homes should be included in the Comprehensive Plan. These restrictions can be accomplished with ordinances and Home Owners Associations. The City Council agreed design standards would be excellent for commercial buildings.

**Volcanic Activity** was discussed in terms of timing. The document indicated it was current activity even though the activity is thousands of years old. The City Council requested current dates and information be updated in the plan. Mr. Simonsen commented on the fact that these facts need to be known considering the area that these people will be living in and these scientific facts are just good to know. Council Member Erickson wants the plan to be simple; let’s not discourage people from living here by stating that Rexburg, Idaho is still a hot spot for volcanic activity. This hot spot has not gone off for millions of years. Mr. Simonsen stated that our years are different than geographic timing.

**Richard Smith** asked for a discussion on steep slope analysis.

**Building Official Christensen** commented the slopes can be steep. We should follow the International Building Code. **Richard Smith** suggested the city already has the slope determination done through an ordinance and not in the Planning Code.

**Mr. Simonsen** commented on the narrow streets pages: 97, 102,105, & 118. He will change the plan to recognize street widths (68 feet) in city code. He mentioned Rexburg & Madison County address grids where the block sizes are different. There is a question of where & when new developments become part of the Rexburg area address grid. The transportation plan is continually being updated by the city as the city grows.

Pocket Parks were reviewed in the plan and even though they may be a part of city planning, the pocket parks must be maintained through homeowners associations or other private concerns.

**Council Member Schwendiman** indicated affordable housing can't be achieved with the strict requirements of residential design standards.

**Johnny Watson from JRW Associates** encouraged houses friendly to the neighborhoods.

**Council Member Schwendiman** made a comment about defaulted home owners associations and the need to have active home owners associations.

The City Council then went over more of the changes they wanted for the Comprehensive plan including updates with current pictures and data.

**City Attorney Zollinger** indicated a map resolution was needed to show the change in land use designations from the old Comprehensive Plan Map to the Comprehensive Plan Map.

**Don Sparhawk** reviewed some of the history concerning land use decisions for the property on East Main Street between Main Street and 1<sup>st</sup> South. Their home owners association is waiting for the developers (doctors) to meet with the home owners in the area to come up with a compromise to the development of this area. Council Member Erickson said the discussion on this area has been ongoing for the last five years. In the final analysis, what is best for the city should take precedents.

After discussing this issue with the proposed changes to area four, the City Council would like to give the developers of Area Four six more months to bring a plan forward showing a plan agreeable to the neighbors for this area. After the six month period, the plan for Area Four should be approvable by City Council.

The City Council discussed realigning business center locations to meet the geographic and transportation limitations of the city. Public Works Director Millar pointed out some geographic limitations to the current position of business centers on the map. Other concerns were related to language in the proposed plan concerning the earth quake history of the area. The building code deals with seismic activity construction requirements.

The City Council discussed delaying action on the text of the proposed Comprehensive Plan 2020; however, they were favorable to taking action on the Comprehensive Plan 2020 Map on September 03, 2008.

## Adjournment

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Shawn Larsen  
Mayor

Attest:

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Blair D. Kay  
City Clerk