

City Council/Planning & Zoning

June 23, 2010

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6:00 pm – Joint Work meeting with Planning and Zoning, and City Council - Comprehensive Plan - map discussion

In Attendance:

Mayor Richard Woodland

City Council Members: Christopher Mann, Rex Erickson, Donna Benfield, Bruce Sutherland,
Brad Egbert

P&Z Commissioners: Winston Dyer, Ted Hill, Thaine Robinson, Dan Hanna, Gil Shirley,
Jedd Walker, Nephi Allen

Community Development Director Val Christensen provided those in attendance with the Comprehensive Plan Map (Preferred Land Use Map) and a map key sheet that showed some suggested proposed changes that the Planning & Zoning Commission wanted to discuss with City Council members.

P&Z Chairman Winston Dyer said that some changes were made to the Comprehensive Plan Map by the hired Planning consultants; the P&Z Commission had not been aware of these changes. They are now seeing conflicts as proposals come forward. Planning & Zoning has had several meetings to address these map issues. They wanted to make sure the City Council was comfortable with the proposed changes before the changes come before the Council for public hearing.

Val Christensen stated that one issue was the Comprehensive Plan Map's Land Use designation names, which have caused confusion because of their similarity with the Zoning Map names. The map key sheet listed the Land Use designation names and the zones that would be permitted under them. The Comprehensive Plan map allows for some flexibility. The Zoning map gets into specifics. **Chairman Dyer** said that since the Comprehensive Plan map is more flexible, it gives them the option of looking at various ideas as proposals come forward.

A proposed new land use designation name is Single Family Residential. Areas for such designation were pointed out on the map. Neighborhood Associations for some of these areas have voiced unified, strong support to keep their neighborhoods as they are.

Council Member Rex Erickson wondered if the Comprehensive Plan Map should be more of an internal use document.

Chairman Dyer said the Comprehensive Plan Map shows a potential applicant the possibilities. The zoning would address detail.

Council Member Bruce Sutherland stated that he liked the idea of expanding the definitions of the Comprehensive Plan Map in contrast to the Zoning Map. He said it would give more latitude to staff and the Council.

It was expressed that a Comprehensive Plan Map change request by an applicant gives them the first chance to examine a possible change. If a Comprehensive Plan map change is approved, they would likely see a zone change to follow it, giving them another opportunity to carefully examine a proposal and better insulating the City.

Council Member Erickson felt the Comprehensive Plan Map land use name designations look clear and very good.

Chairman Dyer said the Comprehensive Plan Map land use name designation changes could eventually be in a first public hearing. The City Council may want to study the suggested changes to the map, which could be another public hearing.

Council President Chris Mann said that lot sizes and density are big concerns that the Council is seeing. The Single Family Residential land use designation would allow Low Density Residential 1 (LDR1), Low Density Residential 2 (LDR2), and Low Density Residential 3 (LDR3), which vary in lot size. LDR2 and LDR3 also allow twin homes and duplexes with a Conditional Use Permit.

Chairman Dyer said that **Val Christensen** has a good feel as to what may be allowable but may not be a good fit.

Val Christensen said another option would be a Planned Unit Development (PUD), which allows more flexibility for a variety of residential buildings and green space.

P&Z Commissioner Dan Hanna stated that there is the issue of affordability. Many are asking for lower prices. Lot size is critical to affordability.

Various areas with different lot sizes were discussed.

Chairman Dyer stated that the P&Z Commission looks at consistency and what will fit when proposals come before them.

Per **Council Member Erickson's** expressed concern, **Val Christensen** will check on the Sugar City boundary shown on the map.

The Neighborhood Nodes shown on the map were discussed. These give people the opportunity of not having to get into their cars to drive a distance in order to shop, eat, etc. People would be able to walk to businesses located near to where they live.

Council President Mann asked if there was anything like an Agricultural/Commercial zone.

Chairman Dyer said this would be an allowable use under Commercial. They would look at each specific development as it came forward.

Chairman Dyer said that the Comprehensive Plan Map shows the borders/fringes of the City as residential in nature. Economic conditions and the market could bring changes.

A concern in regard to the Pedestrian Emphasis Zone (PEZ), specifically in the area of 2nd South and North 2nd East (PEZ1), was discussed. The PEZ zone encourages the buying up of smaller properties to make a new development – for increased density and walkability. The PEZ zone and the designated land use show where things may go but do not change what is currently there.

Currently in this location, the zoning is Medium Density Residential 1 (MDR1), the Preferred Land Use /Comprehensive Plan map land use designation is Low Density Residential, and the PEZ zone overlay is the highest density.

Chairman Dyer said they are proposing to change the Comprehensive Plan Map land use designation for this area to Neighborhood Commercial/Mixed Use.

Mayor Woodland stated that he and the City Council members realize and appreciate all of the hard work the P&Z Commission has done. They all need to look to the future in regard to infrastructure. They need to have a plan for transportation.

The P&Z Commission is addressing this concern and has been looking at where to put future roads.

Chairman Dyer stated that **Mayor Woodland** and the Council members may want to study the proposed Comprehensive Plan map changes now that they have a clearer understanding of them, hopefully to move forward and bring this issue to conclusion.

The City Council will work toward this goal.