

# Planning & Zoning Minutes

September 1, 2011



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

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## Commissioners Attending:

Winston Dyer – Chairman  
Richie Webb           Thaine Robinson  
Scott Ferguson       Marilyn Rasmussen  
Dan Hanna            Jedd Walker  
Mary Ann Mounts

## City Staff and Others:

Val Christensen – Community Development Director  
Daren Spencer – Community Development Intern  
Elaine McFerrin – P&Z Coordinator

**Chairman Dyer** opened the meeting at 7:05 pm. He welcomed everyone.

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

Scott Ferguson, Richie Webb, Winston Dyer, Thaine Robinson, Dan Hanna, Marilyn Rasmussen

Gil Shirley, Nephi Allen, and Cory Sorensen were excused.

## **Minutes:**

1. Planning and Zoning meeting - August 4, 2011

**Thaine Robinson** motioned to approve the Planning & Zoning minutes of August 4, 2011. **Dan Hanna** seconded the motion.

Marilyn Rasmussen and Richie Webb abstained for having not been present.  
None opposed. **Motion carried.**

**Public Hearings:** None

## **Unfinished/Old Business:**

1. Possible roads over the Teton River, and possible rights-of-way – Map discussion

**Chairman Dyer** said this issue was one of the priorities the Commission identified in a planning session earlier this year.

The Commissioners were provided with an updated conceptual map showing several options.

**Val Christensen** stated that there was P&Z Commission discussion of this issue 2 meetings ago (July 21, 2011).

The Commissioners were to come back with some ideas and thoughts.

Tonight's map includes the possible extension of 5<sup>th</sup> West and of 2<sup>nd</sup> West crossing over the river. It also shows the approved Keller recommendation for the road extension crossing the river on 1000 East.

**Thaine Robinson** felt it is most important that land on the north side of the river be protected from homes being built where it is thought a road should be.

Mary Ann Mounts arrived at 7:13 pm.

**Dan Hanna** said everything west of the railroad tracks could be problematic because of the flood plain. There would be problems with flooding and water backing up.

**Val Christensen** said it would depend on how something is built.

**Thaine Robinson** said this issue would be a problem for the civil engineer regardless of what the City plans. He added that once the river crossings are determined, there would need to be more east/west arteries in the west area to be able to pull the traffic back toward 2<sup>nd</sup> East.

**Val Christensen** clarified that the only reason this map was generated was to show potential locations for river crossings.

**Richie Webb** said to be able to take the traffic straight through on 2<sup>nd</sup> West and all the way out would seem logical.

**Scott Ferguson** said the Commission needs to think about where industry is to go. Natural gas, broadband, and increased student population will be coming to Rexburg. Rexburg is going to grow, and fast.

**Chairman Dyer** said choices are geographically limited west of Main Street. Realistically and practically speaking, 5<sup>th</sup> West and Airport Road are possibilities.

**Val Christensen** said 5<sup>th</sup> West makes a lot of sense because there is City ground to the right-of-way and to the river.

The **Chair** thought 5<sup>th</sup> West might be the most attractive choice. Airport Road would also be good if there is some industry brought in to the area north of the river; there would be good access from the 2 interchanges.

**Mary Ann Mounts** asked how wide or how many lanes a road going over the river would be.

**Val Christensen** said that issue has not yet been discussed.

**Mary Ann Mounts** felt the size of the road would be important as to what decision is made. Pioneer Road is a decent road when considering its joining up with the street on the north of Main. 5<sup>th</sup> West goes by a school and homes.

Jedd Walker arrived at 7:45 pm.

**Chairman Dyer** said Pioneer Road and Airport Road give the opportunity of being wider than the other possible choices, which would feed into an existing City street of 2 lanes.

**Val Christensen** said Airport Road would probably be the biggest mover of traffic. It is not going to take the traffic off of 2<sup>nd</sup> East if it is too far away. Is it going to be used that much? Something closer to the center of town would be needed.

This issue could eventually to be brought to City Council and the County to address protection of corridors.

Per direction from the Commission, **Val Christensen** will work on updating the map with tonight's input and will bring it back to the Commission for further discussion.

**New Business:** None

**Compliance:** None

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

1. Academy Apartments – Parking

**Val Christensen** informed the Commission of what has been done on this matter. The Academy Apartments are located on East 1<sup>st</sup> South from Princeton Court to South 2<sup>nd</sup> East. The subject property was viewed on the overhead screen. The property was single student housing until a few years ago when it switched to married housing. The property owners/developers, the Hansens, want to redevelop, tearing down a home and building single student housing. They are still trying to acquire more land.

The Ready Team made the decision to allow the owner the prior use of parking for residents on the gravel lot on the corner of South 2<sup>nd</sup> East and 1<sup>st</sup> South, on the condition that the owner would commit that this project would be underway by next spring. If the project is not underway by spring the occupancy use would revert back to married housing.

The property location is included in the rezone request that comes before the Commission at the September 15<sup>th</sup> P&Z meeting, to rezone to Mixed Use 2 (MU2).

2. Blake Willis – property on West 6<sup>th</sup> South

**Val Christensen** addressed the Commission for clarification of a gray area issue. Blake Willis is getting ready to turn in plans for a project that includes an underground parking structure. The ground has a break. There would be a retaining wall because of the grade. It would be a wall of the parking structure that would work as a retaining wall. Would Mr. Willis need to set back the retaining wall or could it be more forward? There would be grass and trees on top of the retaining wall.

**Chairman Dyer** said this issue would be more like a retaining wall holding a yard. There could be landscape buffering back from the top of the wall to the appropriate setback on the building itself.

There was Commission consensus that it would be satisfactory for the retaining wall to be more forward rather than set back, to include landscaping on the top of the wall, with the building at its appropriate setback.

Further discussion included that the retaining wall should be flush and possibly vented from the top.

3. The Commissioners were given an updated table from the Comprehensive Plan - *“Summary Table of Appropriate Land Uses for each Comprehensive Plan Map Designation” (Amended August 3, 2011 by Ordinance 1073)*. The table includes the zoning districts that fall under each Comprehensive Plan Land Use Map Designation.

**Report on Projects:** None

**Tabled Requests:** None

**Building Permit Application Report:** None

**Heads Up:**

September 15<sup>th</sup> – Rezone - 3 blocks on 2<sup>nd</sup> South – from HDR1, MDR1, and CBD to MU2

October 6<sup>th</sup> – Development Code Ordinance Amendment – request to add 2 additional conditional uses to the University District

**Chairman Dyer** adjourned the meeting at 8:35 pm.