

Planning & Zoning Minutes

February 5, 2015



CITY OF
REXBURG
America's Family Community

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Commissioners Attending:

Thaine Robinson – Chairman
Dan Hanna Mark Rudd
Jedd Walker Melanie Davenport
Bruce Sutherland Steve Oakey
Tisha Flora Cory Sorensen

City Staff and Others:

Brad Wolfe- City Council Liaison
Val Christensen- Community Development Director
Faron Young – Community Development Intern
Darrik Farmer – GIS Technician
Elaine McFerrin – P&Z Coordinator

Chairman Thaine Robinson opened the meeting at 7:00 pm. He welcomed those in attendance, including City Council Liaison Brad Wolfe and Eric Conrad from BYU-Idaho.

Roll Call of Planning and Zoning Commissioners:

Cory Sorensen, Steve Oakey, Dan Hanna, Mark Rudd, Thaine Robinson, Jedd Walker, Bruce Sutherland, Tisha Flora, Melanie Davenport

Chuck Porter and Gil Shirley were excused.

Minutes:

1. Planning and Zoning meeting – January 15, 2015

Dan Hanna motioned to approve the Planning & Zoning minutes of January 15, 2015. **Jedd Walker** seconded the motion.

None opposed. **Motion carried.**

Public Hearings: None

Unfinished/Old Business: None

New Business:

1. Transportation Plan Discussion

The Regional Planning Organization (RPO) Traffic Study completed by Horrocks Engineers was presented at the last P&Z meeting on January 15th. That study focused on some transportation hot spots.

Chairman Robinson expressed that this is an opportunity for the Commissioners to get into the planning side of their responsibilities. He wished to look at some of the hot spots – areas with an 'F' rating as visualized in 20 years. It is an opportunity for the Commission to help plan, just in case. Look at entrance points of traffic to keep them from flowing onto an already very busy street. Think about ways to plan around a given area if it may be needed for a future bridge, road, etc.

Dan Hanna expressed that part of the planning should be that there is some discussion with property owners to make them aware of the issues and how they may be affected.

Hot spots indicated in the study included North 2nd East, 5th West and possibly extending it over the Teton River, Main Street and U.S. Hwy 20, University Blvd., and Poleline Road.

There was also concern about congestion on South 2nd East close to the University campus.

These areas were focused on, with suggestions of how the City might find solutions.

The Commission discussed North 2nd East.

A bridge over Hwy 20 was one of the ideas in the study to possibly help divert traffic.

Chairman Robinson commented that near the location of the future Walmart at Moody Road and North 2nd East, the City could possibly plan for more commercial that will want to be located near Walmart. Plan so that all traffic does not come on to/off of 2nd East.

Val Christensen suggested that the Commissioners consider zone changes that could be done to help the planning for the future. Try to get zoning out in front of any road/transportation changes.

Cory Sorensen expressed that it is important to always plan. If something does not solve the problem now, it may solve it in the future as things change. Plan ahead so that, for example, a potential right-of-way for a future street is not developed.

Tisha Flora wanted clarification on if the focus will first be on 2nd East if funding is gotten.

Val Christensen said his understanding is the main concern would be 2nd East.

Either 2nd East would need to be widened, or 3rd East would need to be added in as a couplet.

There was discussion of the preliminary concepts of the City's Transportation Master Plan, and a large map was viewed. The master plan is really just in its infancy at this time.

Chairman Robinson said another area of concern is South 2nd East up to the college.

The road would likely need to be widened like it is near Walgreens.

Poleline Road - it could be extended over Highway 20 as a possible solution in the distant future. It would be a very expensive change.

It was clarified that the only hot spot being looked at for solutions in the near future would be 2nd East.

The **Chairman** said Rexburg is basically landlocked by U.S. Hwy 20, the railroad and the river. All three have challenges, and they all affect 2nd East in some way.

Chairman Robinson commented on the idea of moving traffic off of Main Street and over to 1st North, an idea which was presented several years ago in another traffic study. It would enable the beautification of Main Street.

Val Christensen said the Downtown Vision Committee has had some discussion on the issue.

Nothing regarding this idea is being addressed at this time.

Chairman Robinson stated that the important thing to take away from tonight's discussion is to understand where transportation hot spots are and look at what possibly could be done.

Val Christensen added that the purpose of tonight's discussion is just to get the idea out there so the Commission is thinking about this issue. These possible solutions are just what have been

presented to the City. There are no quick solutions. As a whole community, the city wants to get a grip on this issue and start addressing what can be done.

Steve Oakey expressed that for more input, multiple professional opinions could be gotten on the transportation study that was completed by Horrocks Engineers.

Tisha Flora commented that a couplet is a forced route.

Brad Wolfe had an observation. At a recent rezone hearing for property at South 2nd East and East 1st South, the widening of South 2nd East was mentioned by the Commission as a future issue. The study also indicated the area will need a traffic solution. The study may be a great tool in helping the Commission.

Compliance: None

Non-controversial Items Added to the Agenda: None

Report on Projects: None

Tabled Requests: None

Building Permit Application Report: None

Heads Up:

February 19th P&Z meeting:

1. Comprehensive Plan Map Amendment – City of Rexburg – 3rd West Neighborhood – Moderate-High Density Residential to Low-Moderate Density Residential
2. Area of Impact – Discussion

Val Christensen pointed out the current City area of impact on the zoning map. The city would like to change (add to) the impact area boundary on the west and the south. For the next meeting, he will put together a proposal for the Commission to review.

The meeting was adjourned at 7:58 pm.