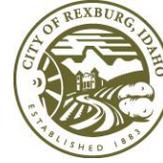


Planning & Zoning Minutes

May 21, 2015



CITY OF
REXBURG
America's Family Community

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Commissioners Attending:

Thaine Robinson – Chairman
Steve Oakey
Melanie Davenport
Bruce Sutherland
W.C. Porter
Rory Kunz
Cory Sorensen

City Staff and Others:

Brad Wolfe- City Council Liaison
Val Christensen- Community Development Director
Stephen Zollinger – City Attorney
Timothy Helferstay – Community Development Intern
Elaine McFerrin – P&Z Coordinator

Chairman Thaine Robinson opened the meeting at 7:00 pm.

Roll Call of Planning and Zoning Commissioners:

Attending: Cory Sorensen, Chuck Porter, Steve Oakey, Thaine Robinson, Bruce Sutherland, Rory Kunz, and Melanie Davenport

Gil Shirley, Jedd Walker, Mark Rudd, and Tisha Flora were excused.

Minutes:

1. Planning and Zoning meeting – May 7, 2015

Steve Oakey motioned to approve the Planning & Zoning minutes of May 7, 2015. **Rory Kunz** seconded the motion.

Melanie Davenport, Bruce Sutherland, Chuck Porter and Cory Sorensen abstained for having not been present.

None opposed. **Motion carried.**

Public Hearings:

1. 7:05 pm – Annexation – 275 Stationery Road – Development Workshop, by City of Rexburg - located in City of Rexburg Impact Area

Chairman Robinson explained the procedure that is followed for a public hearing. The applicant, in this case the City, will present the proposal. The Commission may ask the applicant clarifying questions. Staff may further clarify the proposal. Public input will then be heard from those who are in favor of, neutral to, or opposed to the proposal. If anyone speaks in opposition to the proposal, the applicant has the right of rebuttal. Staff recommendation will then be given. The Commission will then discuss the issue in order to come to a decision on a recommendation to the City Council.

City Attorney Stephen Zollinger presented the proposal for the City. A map of the area was viewed.

The City of Rexburg is the applicant for this Annexation request and is bringing it forward for Development Workshop, the owners of the subject property at 275 Stationery Road. The subject property was originally part of the Taylor Corporation property (Artco – the Hortense building). When in the past there was annexation to the north, Taylor Corporation requested that they be left out of it, so there was an area here that is not in the City limits.

Given Development Workshop's close relationship with the City of Rexburg, the City approached Development Workshop to see if they wanted to be annexed in, to simply widen the area of the City. The City has purchased the property at the corner of North 2nd East and Stationery Road because of the City's improvements that are currently being done. By bringing the subject property into the City, the City boundary would be more squared off. Development Workshop was very kind in allowing the City to process them into City limits through this annexation.

At the Chair's request regarding clarification of improvements in the subject area, Stephen Zollinger clarified that there is already water and sewer, and current improvements are extending these services. There is the widening of North 2nd East from Stationery Road and on out to the north. Walmart will widen the road the rest of the way passed their property. Moody Road is also being enhanced and widened as part of the Walmart project. Development Workshop is fully serviced by City water and sewer.

Mr. Zollinger stated that City Public Works staff sees no issues with this annexation request. Currently, City limits go around the property. It is sometimes difficult for emergency responders to keep track of what is City or County property. The annexation would consolidate the City in a way that would make it simpler for emergency responders to know who should be responding. The City Council has directed that as the area transitions, the city would observe those properties just outside City limits in this subject area, with the intention to eventually seek to square up/line up the City's boundaries through annexation of the properties.

Chairman Robinson asked if any of the Commissioners had a conflict of interest or perceived conflict of interest in regard to this Annexation request. There were none.

Chairman Robinson opened the public input portion of the hearing.

In Favor:

Mike O'Bleness, 2121 Santalema Drive, Idaho Falls. He is the President and CEO of Development Workshop. Development Workshop wants to encourage the Commission to consider the Annexation proposal. Development Workshop is a willing participant in this annexation; for them it will clean up property lines and make it clear that they would be within the City limits. The peninsula piece on the west bordering the former Bud Squires property (now owned by the City) currently is in the City but part of that belongs to the Development Workshop parcel which is in the County at this time. There has been some confusion in the past for emergency responders and the provision of services. When Development Workshop purchased the property from Artco, they originally got their building permits for a remodel from the City of Rexburg and then had to redo them with the County.

Development Workshop has a longstanding relationship with the City of Rexburg. They are excited about being annexed into the City.

Neutral: None

Opposed: None

Written Input: None

Chairman Robinson closed the public input portion of the hearing.

City staff did not have any additional comments.

Bruce Sutherland felt this annexation proposal makes sense.

Cory Sorensen asked if this request goes to the City Council and Madison County. Stephen Zollinger clarified that an annexation is accomplished by the City exclusively. Chairman Robinson stated the proposal will go to the City Council for the final decision.

Bruce Sutherland motioned to recommend approval to the City Council of an Annexation into the City of Rexburg for the property located at 275 Stationery Road (Development Workshop). **Cory Sorensen** seconded the motion.

None Opposed. **Motion Carried.**



275 Stationery Road

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:

Heads Up:

June 4, 2015 – CUP – 156 South 3rd East - to allow a duplex in an existing home (in the LDR2 zone).

Chairman Robinson adjourned the meeting at 7:20 pm.