

Planning & Zoning Minutes

December 1, 2016



CITY OF
REXBURG
America's Family Community

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Commissioners Attending:

Jedd Walker – Chairman
Gil Shirley
Steve Oakey
Rory Kunz
John Bowen
Greg Blacker

City Staff and Others:

Brad Wolfe- City Council Liaison
Val Christensen – Community Development Director
Colton Murdock -Community Development Intern
Elaine McFerrin – P&Z Coordinator

Chairman Jedd Walker opened the meeting at 7:03 pm. He welcomed everyone.

Roll Call of Planning and Zoning Commissioners:

Attending: Steve Oakey, Rory Kunz, Greg Blacker, Jedd Walker, John Bowen, and Gil Shirley.

Heidi Christensen, Melanie Davenport, Mark Rudd, Richard Smith, and Bruce Sutherland were excused.

Minutes:

1. From Planning and Zoning meeting – November 17, 2016

Gil Shirley motioned to approve the Planning & Zoning minutes of November 17, 2016 as amended. **John Bowen** seconded the motion.

None opposed. **Motion carried.**

Public Hearings:

1. 7:05 pm - Comprehensive Plan Map Amendment – Approximately 801 West 7th South - Commercial to Moderate-High Density Residential – Bron Leatham and Bob Conger

Chairman Walker explained the public hearing procedure.

The Planning & Zoning Commission is a recommending board and will make a recommendation to the City Council.

Bron Leatham, the applicant, 1272 North Yellowstone Highway.

The property was shown on the overhead screen map.

Mr. Leatham explained the proposal. The property is a 19-acre parcel of land owned by the Cornelisons, who also own High Country Potato just to the south of the subject property. It is a joint venture. The request would be for a high density residential change. They have had multiple conversations and meetings with the city regarding the getting in of all the utilities. They have been in contact with most of the property owners around them.

The current Comprehensive Plan map designation for the property is Commercial. The applicants are requesting to change the land use designation to Moderate-High Density Residential. Given the location and especially with the property being up against the railroad tracks, and given all the surrounding uses especially to the north, and with the proximity to BYU-Idaho, and the easy access from 7th South and other accessibility to the property, they feel it is a very good location for additional multi-family housing.

Utilities are in place. City meetings have been positive. Several years ago there was a proposal for a project for property close to this one. At that time, there were some challenges with the utilities from Rocky Mountain Power. The applicants have spoken with Rocky Mountain Power regarding this subject property. They do not have the same infrastructure restraints that they used to have.

Mr. Leatham addressed two main items of concern from the Public Works staff review. With a project this size, the primary concern is traffic and what effect the project would have on 7th South as well as on University. Per the city's recommendation, they met today with Horrocks Engineers, who recently completed a traffic study for the city. They have a scope of work proposal from Horrocks to do a traffic study. They are waiting for Public Works to approve of the scope and then will initiate to start the traffic study in likely the first week of December. The other concern is pedestrian connectivity, primarily access to the University. 7th South has pretty good connectivity right now; the primary concern would be in getting from the subject property and across the railroad tracks.

The Comprehensive Plan map was viewed.

Steve Oakey clarified that because this proposal is a Comprehensive Plan map change request, the Commission does not need to ask questions specific to any project. Tonight this is a land use discussion and decision.

Community Development Director Val Christensen did not have additional comments to clarify the proposal.

Chairman Walker opened the public input portion of the hearing.

In Favor:

Bob Conger, 900 University Blvd. He represents the subject Cornelison property. They are in favor of this requested change.

Neutral: None

Opposed: None

Written Input: None

Chairman Walker closed the public input portion of the hearing and asked for the staff report. **Director Christensen** said in city staff discussion of this request, there was not any opposition, but there were concerns. He read the comments in the Public Works staff review.

"Public Works Department staff review

16 00737 Leatham.Conger Comprehensive Plan Map Amendment request:

Property Location: Approximately 801 West 7th South

Due to a significant change in population in this overall area, a thorough evaluation of the effect on traffic patterns on 7th South and University needs to be evaluated. The density changes could result in an inability to move traffic generated in this overall area so that major transportation facility modifications may be required. Where this acreage and the properties west and south will also eventually be developed, it is the opinion of Public Works that Urban Renewal should be approached to ascertain if funding of a transportation study could be obtained.

A transportation network that serves the entire area between 7th South and University and the railroad and US-20 should be analyzed for the best access within the developing land and how the area will interconnect with existing arterials. The overall connectivity for pedestrians should also be analyzed. This review should look at connections to existing pathways, sidewalks or trails. The lighting for safe corridors for vehicles and pedestrians should also be evaluated. Water and wastewater facilities are generally adequate for the development of this overall area, but there will need to be extensions of utility lines into the properties to facilitate any development. There has been some discussion with Rocky Mountain Power about their lack of reserve capacity in this area to supply high density growth. In an area this large some space should be incorporated for parks, commercial and related support facilities. It is the opinion of Public Works that the area bounded by 7th South, the railroad, University and US-20 should be evaluated as a whole for modifications to the city Comprehensive Plan.”

With these concerns being said, staff recommendations are to take into consideration the Public Works review and determine if this Comprehensive Plan change request is a good fit for the community.

Mr. Christensen clarified that most of the Public Works concerns would be more adequately addressed at the time of a rezone rather than at the Comprehensive Plan Amendment level. There are more specifics at the zone change level.

Public Works and the applicant have been meeting regarding how to address the concerns. As stated, the applicant is already in the process of getting a traffic study done. Public Works is currently looking at any other concerns that might be brought up with this property.

The property would still have to go through a zone change, which would require another public hearing.

Chairman Walker asked if any the Commissioners wished to declare a direct or perceived conflict of interest in regard to this request. There were none.

Greg Blacker stated the request fits with everything around it.

John Bowen stated he would be in favor of the request. The railroad limits it for commercial. The location is a good fit for multi-family development.

Rory Kunz asked if there are any east to west or west to east roadways between 7th South and University Blvd. that are currently in or have been proposed for other projects that have been approved.

Director Christensen said the city has been looking at the issue. There is a road that has been started between Dome Rentals and the gas station. Eventually there could be three connections to get into the area.

Gil Shirley said the requested change fits better than the current Commercial. He is in favor.

Steve Oakey motioned to recommend to City Council approval of a Comprehensive Plan Map Amendment change, from Commercial to Moderate-High Density Residential, for the property at approximately 801 West 7th South. **Gil Shirley** seconded the motion.

None opposed. **Motion carried.**

Unfinished/Old Business: None

New Business: New

Compliance: None

Non-controversial Items Added to the Agenda: None

Report on Projects: None

Tabled Requests:

1. Development Code Ordinance No. 1115 Amendment –Proposed changes to the Development Code concerning substantive and non-substantive changes –

Chairman Walker asked the Commissioners if this request should be un-tabled tonight. Almost half of the Commission is not present tonight.

Steve Oakey suggested this issue could remain Tabled until after the first of the year, when more Commissioners can be present.

The Commission made the decision to keep the Development Code Amendment hearing Tabled.

Director Christensen said if the Commissioners have gone through all of the changes and have any concerns, those concerns could be brought up at this time so he can continue working on the issues. He would like to get the clean-up issues through the process.

Rory Kunz asked for clarification of a blade sign. It is a sign perpendicular to the street.

Steve Oakey felt that with the issue of “lighting”, he would rather have a fuller discussion, even though there are multiple clean up items that he would not have a problem with.

It was clarified that “ building height” and “lighting” proposed changes would be for a later discussion, after the clean-up proposed changes have moved forward.

Director Christensen said one significant proposed change - for the LDR2 and LDR3 (Low Density Residential 2 and 3) zones, is that a duplex/twin home would be allowed by right rather than the applicant having to go through the Conditional Use Permit process.

The city also is looking at eliminating the Mixed Use 1, General Business District, and Neighborhood Business District zones.

Get through the proposed clean-up changes and then focus on the tougher changes.

Chairman Walker clarified that the Commission has 2 tasks before them.

First, there are the changes to the ordinance as currently proposed, and second taking the Task Force recommendations and moving them forward as well.

The Commissioners were re-shown how to find the “Working file for Development Code” on the City’s website file in order to review all of the proposed changes.

The Chairman said he is personally okay with the proposed changes because he was part of the Task Force. Not everything that was before the Task Force is in the document.

John Bowen asked about a list of the changes possibly being sent to the Commission.

Steve Oakey said all of the changes are online. He has already worked through the changes. He found it gives him context when going through the full document rather than just having a page with changes. It was very helpful to have the entire document. It helps give a broader understanding of the proposed changes. It will require some time of the Commission.

Director Christensen reiterated that the nuts and bolts need to get done, and then the bigger items could be the focus. The purpose of the proposed changes was to reduce the regulatory barriers. Some language was added for things that cause problems. Much language was taken out.

Chairman Walker said a list of the items that are not part of this that need to be addressed would be helpful. They would be items to address at a later date.

Mr. Christensen will send the Chairman this list.

Chairman Walker will send an email to the Commissioners regarding the un-tabling of this Development Code hearing and being prepared to address this matter at the next meeting (January 5th, 2017), and encouraging all of the Commissioners to attend the January 5th meeting.

P&Z Commission Meeting Start Time

Chairman Walker stated that the City Council has changed their meeting start time to 6:30 pm. He asked if the P&Z Commissioners would want to change their meeting start time from 7:00 pm to 6:30 pm.

Rory Kunz said right now 6:30 pm is fine, but in the spring and summer months, the later the better for him.

Gil Shirley expressed similar concerns.

Steve Oakey said if the meeting time is changed now, come spring and summer the meeting start time could be brought up again.

John Bowen motioned to recommend to the City Council that the P&Z Commission meeting time be changed to 6:30 pm (from 7:00 pm). **Greg Blacker** seconded the motion. None opposed. **Motion carried.**

This new time would take effect in January 2017.

Building Permit Application Report: None

Heads Up:

December 15, 2016 – P&Z meeting Cancelled

The meeting was adjourned at 7:50 pm.