

City Council Meeting

January 02, 2013

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CITY OF
REXBURG
America's Family Community

January 02, 2013

Mayor Richard Woodland

Council Members:

Christopher Mann Jordan Busby
Donna Benfield Jerry Merrill
Bruce Sutherland Sally Smith

City Staff:

Stephen Zollinger – City Attorney
Richard Horner – Finance Officer
John Millar – Public Works Director
Val Christensen – Community Development Director
Scott Johnson – Economic Development Director
Blair Kay – City Clerk

7:00 P.M. City Hall – Pledge to the Flag

Mayor Woodland welcomed everyone to the meeting.

Roll Call of Council Members:

Attending: Council President Mann, Council Member Benfield, Council Member Smith, Council Member Busby, Council Member Sutherland, Council Member Merrill, and Mayor Woodland.

Police Officer Ray Hermosillo led the Pledge to the Flag.

Natalie Powell said the prayer.

Mayor Woodland welcomed members of the MYAB, including President Erika Rigby to the meeting.

Public Comment on non-controversial issues: not scheduled on the agenda (limit 3 minutes) - NONE

Presentations:

Committee Liaison Assignments for 2012:

A. Council Member Christopher Mann: *Golf Board · Emergency Services Board · MYAB*

Council President Mann reported the committees have not met. MYAB did a great job with Shop with a Cop and the Christmas event at the Carousel in Porter Park.

B. Council Member Jordan Busby: *GIS Oversight · Airport Board*

Council Member Busby reported the committees have not met.

C. Council Member Donna Benfield: *Trails of Madison County · IBC · Teton Flood Museum Committee · M.E.P.I.*

Council Member Benfield reported the Trails of Madison County Committee canceled their meeting until next month; Madison Economic Partners will meet next month; The Teton Flood Museum Committee is still looking for new members; it is a small committee; however, she did meet with Jill Spencer, the Teton Flood Museum Curator, to review the past events including the book signing for the Madison County Centennial in 2013. Ms. Spencer

still has a few “100th Anniversary Centennial Suncatcher’s” for sale at the museum. The Museum is currently open one night a week, on Monday nights, staffed with interns.

- D. Council Member Sally Smith: *Legacy Flight Museum · Rexburg Arts Council (Romance Theatre & Tabernacle Civic Center, Orchestra)*

Council Member Smith reported the committees have not met.

- E. Council Member Jerry Merrill: *Beautification Committee · Parks & Recreation · Traffic & Safety · Urban Renewal Agency*

Council Member Merrill reported the Recreation Department is working with the Streets Department to build an Ice Rink at Rexburg Rapids. The Ice Rink will be located in the parking lot. It is not a permanent location. Council Member Merrill reported on a year around synthetic ice surface that could be used year around for an Ice Rink and other summer activities. Council Member Busby was concerned the water may damage the parking lot. Council Member Merrill indicated Snowfest is being finalized with an ice dipping pool planned for the winter swimmers. Winter basketball is starting up in January. The summer events are being planned for this summer. They are looking for sponsors. The Traffic and Safety Department did not meet. He reviewed some critical comment from a resident on the signage at the roundabout. The resident was concerned the roundabout was unsafe for pedestrians. *Note: there is a crossing light planned for the roundabout.* Council Member Merrill indicated he wanted to make sure the roundabout was as safe as possible for the pedestrians with proper signage, etc. Traffic cannot go through the roundabout too fast and pedestrians must be careful too. The Urban Renewal Agency has not met.

- F. Council Member Bruce Sutherland: *Planning & Zoning · School Board · Police*

Council Member Sutherland reported the committees have not met.

Mayor’s Report:

Mayor Woodland mentioned the streets are doing well; however, there have been some complaints about the light snow on the streets.

Public Hearings: – NONE

Items for Consideration:

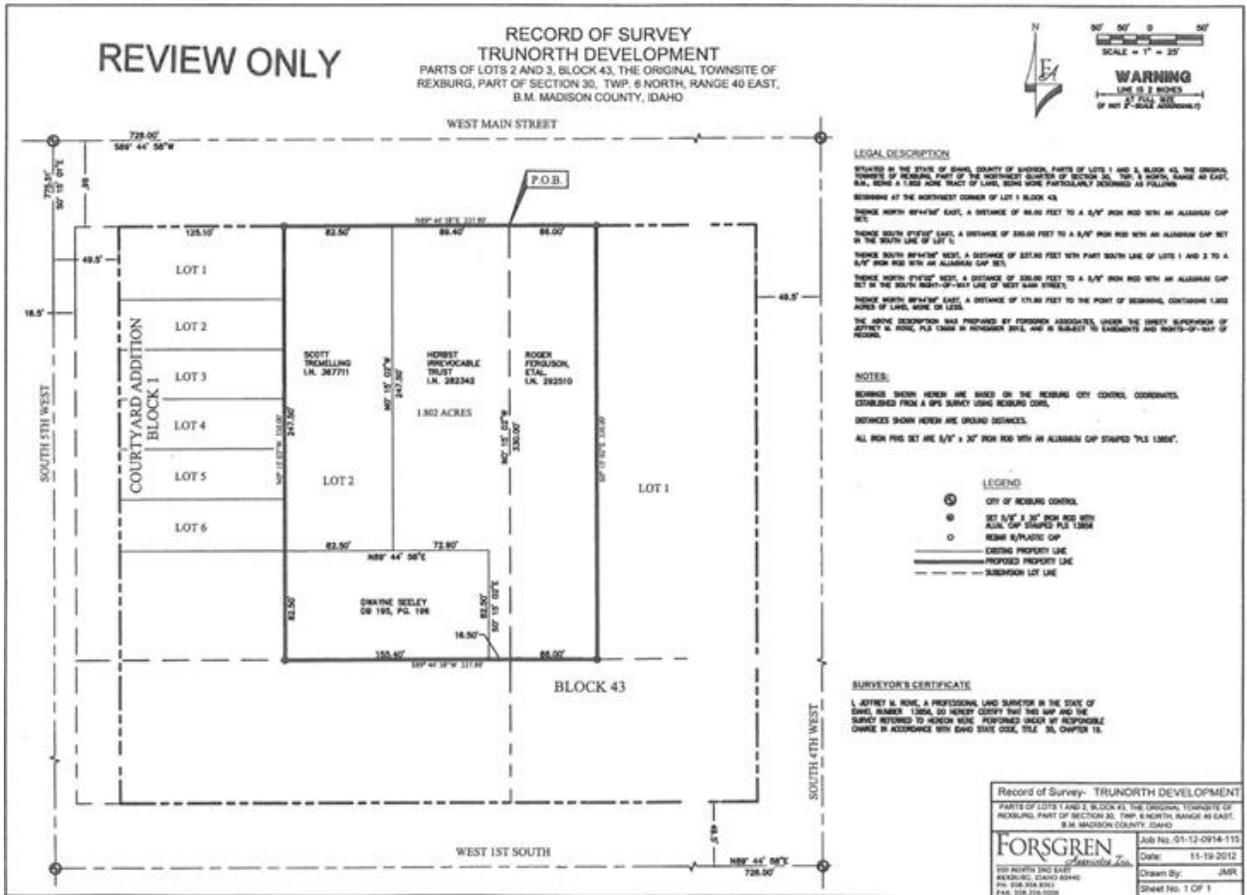
- A. **Rezone – Approximately 445 West Main** – Medium Density Residential 1/Professional Overlay to High Density Residential 2 - Tru North Development.

Compliance Officer Natalie Powell gave a Staff report: She reviewed the proposal for one and two bedroom apartments on the overhead screen. Staff has approved the proposed setbacks and buffering on the west side of the proposal which will help buffer the duplexes on the west side of the property. All of the accesses will be onto West Main Street. Council Member Sutherland said the developer has worked with the neighbors to make adjustments to the site plan to alleviate some of the concerns on setbacks. Ms. Powell said the setbacks were increased by Planning and Zoning to help with those setback concerns.

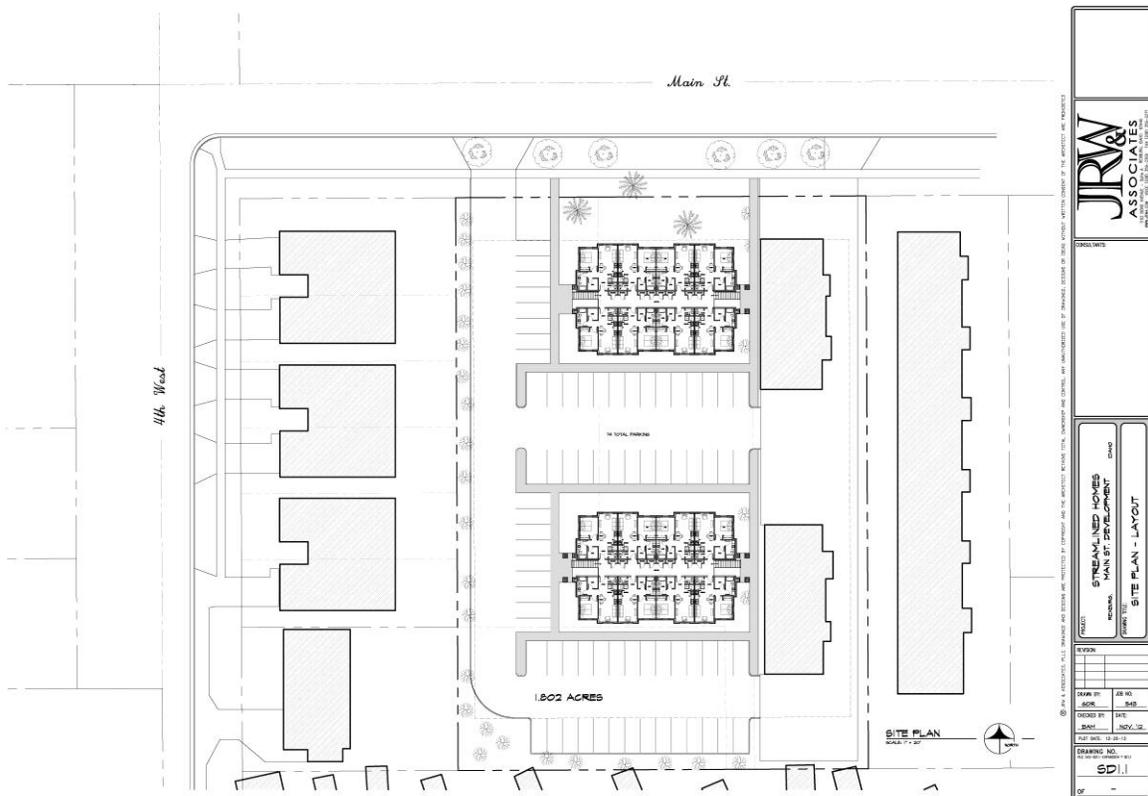
Johnny Watson at 1152 Bond Avenue reviewed the property on the overhead screen. He reviewed the proposed plat and the adjoining neighbors’ locations. They met with the neighbors to hear their concerns which were having a development like Cambridge Court in their back yard; plus the scale of the project was scary; also, the location of the development was scary to the neighbors. Mr. Watson reviewed the proposed site plans. He indicated to the neighbors the many tools in the code that will allow a development that is acceptable to both the neighbors and the developer. A parking buffer was most acceptable to the neighbors. He stressed the need to have continued open communication with the neighbors. There is not a black and white answer to the design and site plan. He referred to the conditions applied by Planning and Zoning. He can apply additional design modifications to help soften the other concerns of the neighbors. The neighbors were not opposed; however, two neighbors gave neutral testimony. The buildings are planned for three stories. The site plan proposals are not approved site plans with approved ingress and egress. The existing Smith Trailer Park on the south has existing trailers over the property line. HDR2 requires 20% green

space with a maximum of 42 units per acre. Discussion on the GIS view of the property lines verses the survey location of the property lines. The design of the buildings can be done in a manner to soften the look of the buildings to the neighbors.

Council President Mann asked about the density allowed in HDR2. If the units are one bedroom, then the density could go up to 42 units per acre; however, if the units are two bedrooms, then the density could only go to 38 units per acre. It will be a combination of one and two apartments. ITD may require right turn exits, etc.



Proposed Site Plan:



Planning and Zoning motion and conditions December 20, 2012.

Dan Hanna motioned to recommend to City Council approval of a zone change from Medium Density Residential 1/Professional Overlay to High Density Residential 2 for the property located at approximately 445 West Main (File # 12 00537) to include 3 proposed conditions - 2 proposed conditions from the Community Development Department staff report including word changes; and 1 additional proposed condition:

1. The twin homes directly to the west and bordering the proposed zone change are located in a Medium Density Residential zone. As such the additional setbacks and buffering requirements of the City of Rexburg Development Code Section 4.16 Infill/Redevelopment Standard do not apply. However, due to the single family use that is associated with the twin homes, Staff recommends setback and buffering requirements for the west side of proposed project as per Section 4.16 for Low Density Residential to High Density Residential to be applied as a condition of the zone change. The requirements are as follows: Provide largest of one to one setback versus height or applicable LDR setback. Include 2" (min.) caliper trees spaced at 20 foot intervals or **as mutually agreed to by the neighbors and the developer.** Tree type to be approved at Design Standard Review.
2. Create a Sunset Clause that would require this project ~~to be completed~~ **to acquire a building permit within 36 months** ~~in a timely manner~~ or the new zoning would revert back to its previous condition.
3. Emphasis on front yard landscape - to be approved by the Design Review Committee.

Scott Ferguson seconded the motion.
None opposed. **Motion carried.**

Council Member Sutherland moved to approve the rezone at approximately 445 West Main from Medium Density Residential 1/Professional Overlay to High Density Residential 2 for Tru North Development with Planning and Zoning Conditions; Council Member Smith seconded the motion; Mayor Woodland asked for a vote:

Those voting aye

Council President Mann
Council Member Benfield
Council Member Smith
Council Member Busby
Council Member Sutherland
Council Member Merrill

Those voting nay

None

The motion carried.

Staff Reports:

Public Works: – John Millar

Public Works Director Millar reviewed the current lighting project. The new street lighting poles are being installed on 2nd East and 2nd South. The contractor will work through the winter to get the project completed. They are plowing snow and fixing water leaks. It was 5° below zero last night; the swimming pool has about two inches of ice on the water. There are four or five pumps running to circulate the water without heating the water. The water temperature is about 42° due to the insulating benefit of the ice. Council Member Busby asked if the City has used the new street snow blower yet. It has not been available or needed yet. He also asked to have the streets around Lincoln School sanded because of the icy conditions at the intersections.

Finance Department – Richard Horner

No Report.

Calendared Bills and Tabled Items:

A. “LAND USE ACTION” – BILLS RECOMMENDED/APPROVED IN A LAND USE

PUBLIC HEARING PROCEDURE: – NONE

B. BILL Introduction: – NONE

C. First Reading: Those items which are being introduced for first reading: – NONE

D. Second Reading: Those items which have been first read: – NONE

E. Third Reading: Those items which have been second read: – NONE

Consent Calendar: The consent calendar includes items which require formal City Council action, however they are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar for discussion in greater detail. Explanatory information is included in the City Council’s agenda packet regarding these items.

- A. Minutes from December 19, 2012 meeting
- B. Approve the City of Rexburg Bills

Council Member Busby moved to approve the Consent Calendar and pay the bills; Council Member Smith seconded the motion; Mayor Woodland asked for a vote:

Those voting aye

- Council President Mann
- Council Member Benfield
- Council Member Smith
- Council Member Busby
- Council Member Sutherland
- Council Member Merrill

Those voting nay

None

The motion carried.

Calendar:

A. **January 09th – Recreation District meeting** at City Hall

Purpose: Seek public input and organize forums to discuss the possibility of forming a Recreation District within Madison County Idaho.

Agenda Items

1. Welcome
2. Introductions of new members
3. Discussion on defining a vision and community values for recreation in Madison County-How do we do it?
4. Discussion on Boundaries of a potential District
5. Any other discussions needed as per committee members
6. Create Executive Board-Elect a Chairman, Co-Chairman, Secretary, Sub-committees (Communications, Advertising, etc.)
7. Meetings will be held the 2nd Wednesday of every month @ 7 pm at City Hall

B. **January 16th – Seasonal and Mobile business discussion** at the next City Council meeting at 7:45 P.M.

C. **January 31st – City Officials Day at the Capital.**

Adjourned at 7:36 P.M.

Richard S. Woodland, Mayor

Attest:

Blair D. Kay, City Clerk