Plan Rexburg Workshop

October 18 and 20, 2022

5:00-6:30 p.m.

Agenda

1. Introductions
2. Comprehensive Plan Overview
3. Mapping Exercise
4. Walking Reflection + Q&AS

Meet the team

Meet the Steering Committee

Name	Role/Representation
Brent McFarland	Architect (Business Owner)
Brett Crandall	BYU-Idaho
Brett Jeppesen	Agricultural Representative
Bron Leatham	Local Developer
Caleb Ward	MUSIC (BYU-Idaho Mayors Youth Committee)
Eric Erickson	Planning and Zoning Commissioner
Kristi Anderson	Resident
Kurt Webb	Business Owner
Rachel Gonzalez	Madison Memorial CEO
Randy Lords	Madison School District Superintendent
Rob Call	Resident
Robert Chambers	City Council Member
Sally Smith	Planning and Zoning Commissioner
Tammy Geddes	Resident
Tisha Flora	City Council Member
Todd Smith	Madison County Commissioner

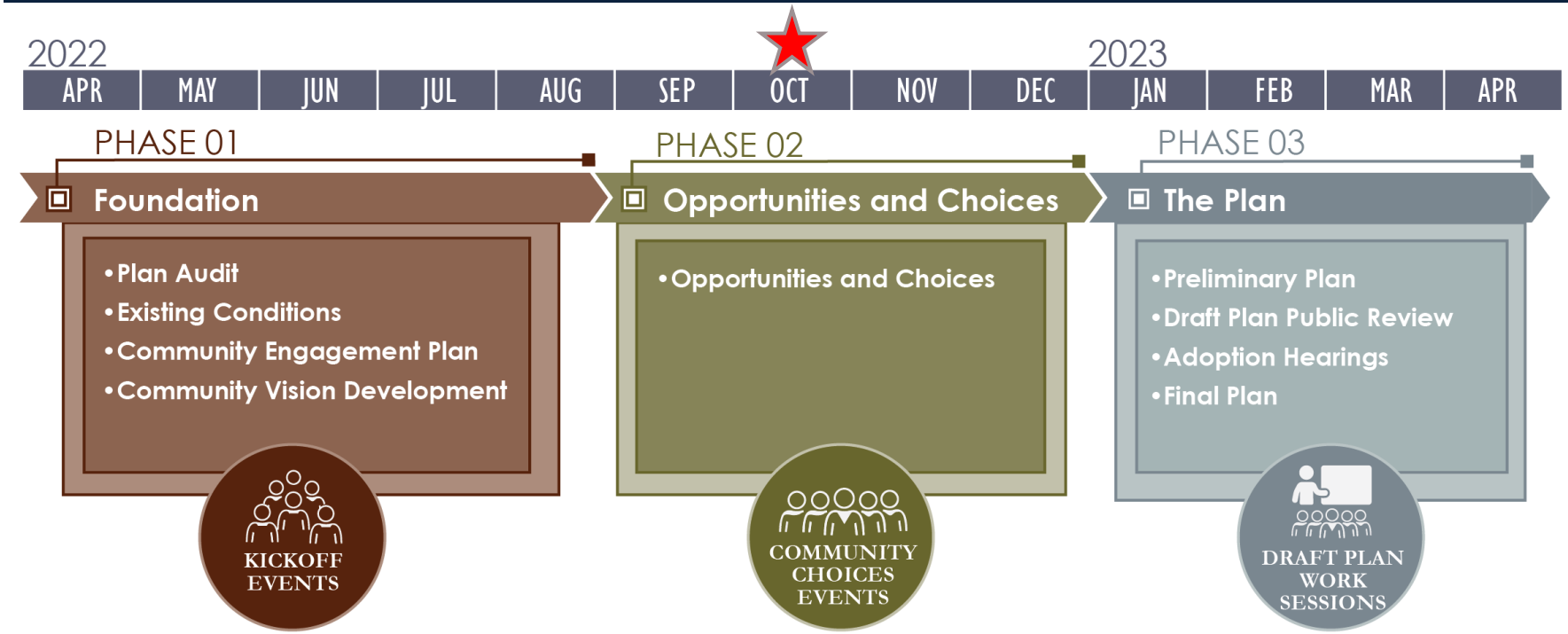
Meet the participants

1. Name
2. Time in Rexburg
3. Fill in the blank

    My dream neighborhood has_____

Comprehensive Plan Overview

Project Timeline



What is a Comprehensive Plan?

A **community-informed policy document** that considers many facets of the community, including but not limited to:

- Responding to growth;
- Ensuring orderly land use and development patterns
- Identifying where major infrastructure and facilities should be anticipated
- Managing resource allocation and park and open space planning
- Promoting economic development and regional coordination

What the Rexburg Plan is NOT

- A regulatory document
- An attempt to **annex** property outside the City

Annexation: the process of bringing property into the City limits. Rexburg may annex land one of two ways: by receiving a petition from a consenting property owner with land contiguous with the City boundary, or when a property has been completely encircled by land located in the City's jurisdiction (referred to as an "enclave").

- An attempt to increase the City's **Impact Area**

Rexburg's **Impact Area** is land just outside of the city boundaries in which the city can potentially expand and annexation into the city can occur.

How will this Plan Update help the Rexburg community?

- **For residents:** The Plan will identify community character elements and locations for future housing, parks, trails, community facilities, etc.
- **For business and property owners:** The Plan will include land use recommendations and development policies for properties.
- **For City leaders:** The Plan will provide direction on the topics of development, policies, programs, and services to serve the community.
- **For decision-makers:** The Plan will give guidance on budgets, timing for capital improvements, and review of development proposals.

Why Now?

2008 COMP. PLAN = **27,000**

(US Census 2006)

2020 COMP. PLAN = **39,000**

(US Census 2020)

44% POPULATION INCREASE

2008 AV. HOUSEHOLD SIZE = **3.71**

(US Census 2006)

2020 AV. HOUSEHOLD SIZE = **3.13**

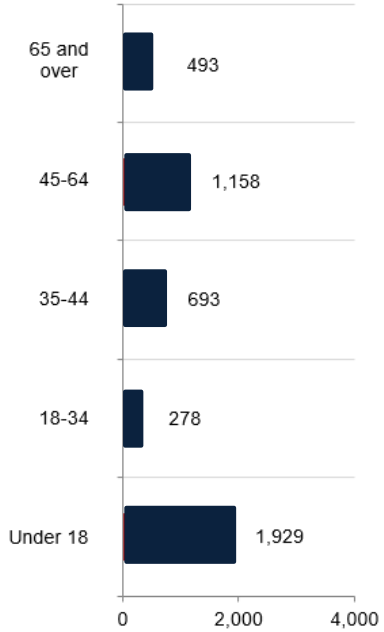
(US Census 2020)

-16% AV. HOUSEHOLD SIZE

Why Now?

Household Size Comparison
Rexburg = 3.13
Madison County = 3.32
Idaho = 2.66

Change 2010-2020 (US Census 2020)



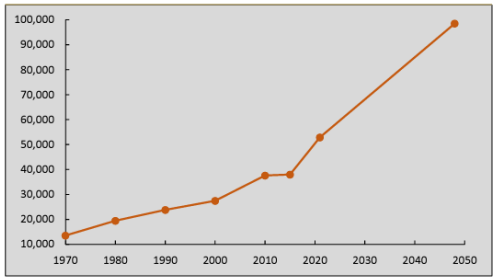
Why Now?

Madison County/City of Rexburg/Sugar City
Transportation Master Plan Update 2022

Table 1: Population Data

Year	Population
1970	**13,579**
1980	**19,480**
1990	**23,823**
2000	**27,466**
2010	**37,596**
2015	**37,989**
2021	**52,913**
2048	**98,500**

Figure 1: Madison County Population Projections



PRORATED CALCULATION

39,000 (2021) = 74% of county's pop.

73,000 (2048)

PROJECTED HOUSING DEMAND (3.13)

Rounded up

10,000 new units (2048)

Mapping Exercise

Goal

- Determine the preferred mix of housing to accommodate 10,000 new units by 2048

Results from today's workshop will help inform the Future Land Use Map and Policies in the Updated Comprehensive Plan

What we've heard…

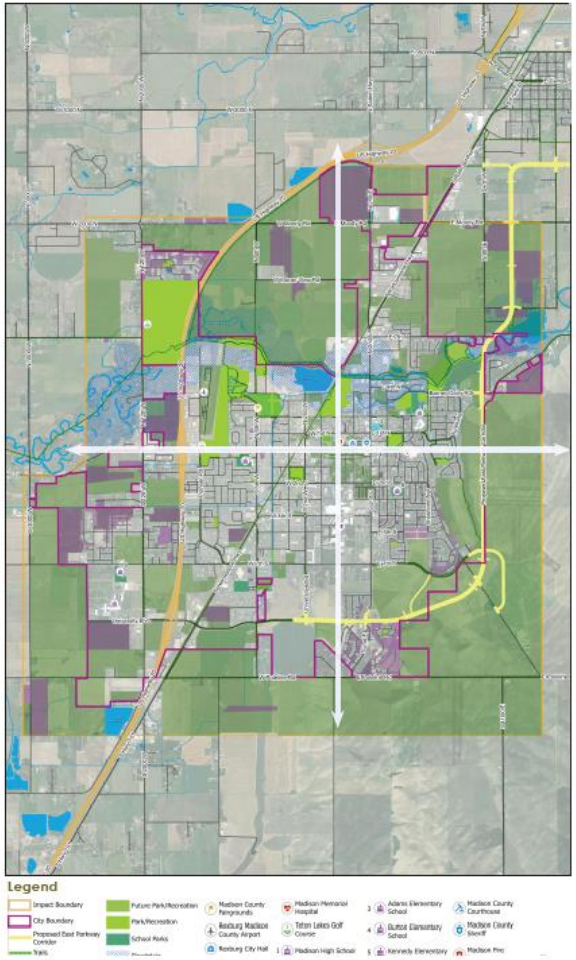
Phase 1 Community Comments…

- Allow for a gradual transition between low-density and high-density neighborhoods

- Promote a wide range of housing options for different family sizes, incomes, and lifestyles

Rules of the game…

1. Start with City limits, the proceed to Impact Area (see map)
2. Single-family detached homes can only be placed on top of vacant land
3. Multifamily buildings and townhouses may be placed either in an undeveloped area or on top of an already developed area (i.e., infill)
4. No housing on existing/future park space or river corridor



Legend

- Impact Boundary
- City Boundary

PLAN REXBURG
HOW WE LIVE AND GROW

ACCESSSORY DWELLING UNITS (ADUs)		25 units =
SINGLE FAMILY HOUSES		50 units =
DUPLEX/TWIN HOMES		50 units =
TOWNHOUSES		50 units =
MEDIUM MULTIFAMILY BUILDINGS (4-12 UNITS)		120 units =
LARGE MULTIFAMILY BUILDINGS & CONDOMINIUMS (12+ UNITS)		120 units =
DORMITORIES (12+ UNITS)		120 units =

Let's keep in mind…

- This Lego game is a medium to help inform—not dictate—our housing and land use discussion

Dormitories: *primarily providing sleeping and residential quarters for large numbers of people such as boarding school, high school, college, or university students.*

Report Out + Q&A