

Sugar City Planning & Zoning Commission
Regular Meeting April 3, 2008
Minutes

Attending: Ninette Galbraith, Paul Lusk, Vaun Waddell, Brian Hawkes, Bruce Bills, Kerry Moser, Stephanie Blackham, Ray Barney, Josh Garner, Winston Dyer, Dwayne Seiter, Patti Seiter, Terry Mortensen, Alan Parkinson, Steve Hawkes, Jan Gallup, Sharee Palmer, Mark Hymas, Andrew Millward, Verla Moss.

Chairman Hawkes called the meeting to order. Ninette moved to accept the minutes from March 13, March 20, and March 27, 2008. Paul seconded the motion and it passed unanimously.

Winston Dyer and Dwayne Seiter were at the meeting to go over the preliminary plat application for Toscano. A packet had been prepared and passed out to commission members March 27. Winston led the discussion of the components of the preliminary plat. After going over the material a few questions were asked. Answers follow.

- 1) No buildings will be occupied until the infrastructure supporting it is complete.
- 2) The developers will reclaim as much gravel as possible onsite without dredging the lake.
- 3) The developers will do what they can to preserve the topsoil.
- 4) The play area that was discussed in previous meetings will be added to the single-family area.
- 5) The shuttle will begin service as soon as the first resident moves in.
- 6) The developers don't anticipate any commercial development for at least a year.

Mr. Seiter feels confident that the townhomes will be sold quickly. For humanitarian and environmental reasons they qualify for a rural development program from the government that will provide 1-5% interest rates for the buyers. He has also had inquiries from businesses for the commercial development. The profits from the commercial and resort development will go to the international students at BYU-Idaho. The developers are committed to quality work and a clean worksite. They are asking that they be able to use the church area for a construction staging area. Negotiations are ongoing with the Powells.

Brian asked Vaun to lead the discussion of the new comprehensive plan. Vaun noted that the plan should be kept as simple as possible. Brian noted that the underlying principles should be 1) clarity, 2) simplicity and 3) it should say what we want it to say. The following points were made:

- 1) Appendices will contain maps and other information that will require amending the plan.
- 2) Attachments will be coded to the chapters and can be updated as information changes. They will contain studies and statistics as well as the objectives from each chapter and will be used for implementation purposes.
- 3) The comprehensive plan states the city's values and vision. The city ordinances contain standards to support the plan.

- 4) Conditions and trends are analysis and changes to them are not substantive in the same way that values and objectives are substantive.
- 5) Changes to the values and objectives are substantive.

Several changes were discussed and commission members were asked to e-mail any others to Vaun before Saturday, April 12.

Kerry noted she would soon be leaving the commission and expressed appreciation for her association with the members. She feels a concern that the roads in the Old Farm Estates be constructed so as to provide ease of connection with subsequent development.

In further commission business, Brian received a call from the school district inquiring on the setback standards. They want to close a short piece of road behind the bus shop and add to the bus shop. Kerry felt like additional buildings would restrict visibility too much.

A Mr. Mendoza would like to build some high density housing on the west side of Highway 20 opposite the Mountain View subdivision. Brian asked if the property was included in our impact area. It was the opinion of the commission that it was not something we wanted to encourage in accordance with our comprehensive plan.

Dick Dyer, the city engineer, is also the engineer for the Toscano development and felt it would be good to have the development reviewed by another engineer. Dick recommended John Millar.

Vaun would like Brian to ask Sharon to make eight copies of Title 8, Chapter 4; Title 9, Chapters 2 and 6 and Title 10 for the P&Z commission members until we can get these titles back from the codifiers.

Paul noted that there was no business park meeting to report on. The meeting was adjourned.

Brian D. Hawkes

17 Apr. 2008