

Sugar City Planning & Zoning Commission
Regular Meeting September 18, 2008
Minutes

Commission attending: Paul Lusk, Bruce Bills, Brian Hawkes, Ninette Galbraith, Steve Hawkes, Vaun Waddell, Stephanie Blackham, Bruce King (city council liaison)

Public attending: Symen Vanderlinden, Wes Seiter, Dallas Tolman; Jared Jenks

Chairman Hawkes called the meeting to order. Ninette moved to accept the minutes of September 4, 2008. Steve seconded the motion and it passed unanimously.

Symen Vanderlinden and Wes Seiter came before the commission to ask that the Toscano developers be allowed to put temporary utility poles along 7th W. They are waiting on Rocky Mountain Power for a design. All utilities will be placed underground as soon as possible. There were no objections from the commission to the proposal.

Jared Jenks and Dallas Tolman came in with a proposal to build a windmill on the high school campus. The height would be 45'. It was determined that a special use permit would need to be obtained for that height.

A short discussion was held on the Toscano development agreement. As the commission had discussed this at a previous meeting and the conditions placed on the agreement have been met, no further discussion was felt to be necessary. Stephanie moved to recommend the Toscano development agreement to the city council. Ninette seconded the motion and it passed unanimously.

Bruce King reported to the commission on the last city council meeting where the Old Farm Estates development agreement was approved. Brian felt that the commission did not approve the master plan of OFE due to its incompleteness every time we saw one. And because OFE modified the master plan after its supposed approval, the commission can require the developer to begin at the beginning for all subsequent phases. This will include a new master plan and development agreement.

A letter from Jan Gallup was next discussed. Brian was of the opinion that since the letters were not handed to the commission just prior to the meeting, but were read by a citizen who was testifying, that they should be admitted into the record. Vaun noted that since they were read by someone testifying they were already in the record. Vaun moved to enter into the minutes that P&Z recognizes the two letters from Jan Gallup read by Sharee Palmer at the public hearings on August 7, 2008. Paul seconded the motion and it passed unanimously.

In another point raised in the letters from Mrs. Gallup, the commission discussed a possible conflict of interest in the matter of the transportation map. Brian felt that each member of the commission, as a member of the community, has an interest in the community. In addition, as the transportation map is only a plan and therefore

legislative, it was felt that no one on the commission need declare a conflict of interest and recuse themselves from discussion and voting.

Brian reported on several items of interest to the commission. 1) He has talked with Gary Leikness concerning the sign ordinance and Gary is working on it. 2) Randy Johnson has a map of the city that he will bring to the next meeting of the P&Z. He also prepared a flow chart of the development approval process for use by the commission. 3) The question of ex parte communication only applies in times of an impending public hearing. 4) Brian proposed to appoint commission members to become well versed in documents that are central to the work of the P&Z. To that end, six categories were suggested: Title 8, Title 9, Title 10, the comprehensive plan, maps & external resources, and the Idaho Code. Each category has two commission members assigned and they will be responsible for discussions, revisions and/or writing that takes place with regard to their respective categories.

Paul reported on progress in the business park. The bridge is being discussed and two businesses have put down earnest money on four lots.

Bruce King reported that Sugar City in conjunction with Teton had prepared a letter opposing the industrial overlay being proposed as part of Madison County's new comprehensive plan.

Discussion of Priority A items included wording changes and deletions to the draft provided by Vaun. It was determined for the amendment concerning adult businesses that further research should be done.

Chairman Hawkes adjourned the meeting.

Brian Hawkes 2 OCT. 2008