

Sugar City Planning & Zoning Commission
Public Hearing-Comprehensive Land Use Map September 4, 2008
Minutes

Commission attending: Vaun Waddell, Steve Hawkes, Ninette Galbraith, Ray Barney, Brian Hawkes, Bruce Bills, Paul Lusk, Stephanie Blackham

Public attending: Jan Gallup, Sharee Palmer, Harold Harris, Mont Merrill, Aaron Davis, Verla Moss, Eddie Pincock, Bruce King, Randy Johnson

Chairman Hawkes opened the public hearing and introduced the topic of the public hearing. He then called for questions from the public. Sharee Palmer asked if the school district had been contacted for input on future school growth. Brian noted that the general concept of centralizing the schools had been discussed previously with the superintendent, but no letter had been sent. Jan Gallup cited the state statute requiring notification to be sent to political subdivisions.

There were no citizens wanting to testify for or neutrally. Jan Gallup testified against. She sees no need or justification for a public/quasi-public land use classification. She feels it would require a zone change if uses change for individual properties. She feels the comprehensive plan land use map should be more generalized. She referenced an annexation agreement between the city and property owners Garry Jeppesen and Sandra Ball. The Jeppesen property was to be zoned commercial and R2 and the Ball property was to be zoned manufacturing. She noted that properties whose zoning classification was initiated by the city cannot be rezoned within a 4-year period without written permission from the property owners. She also feels that the business park classification is too restrictive. She noted that the Rexburg property adjacent to the Ball property may be zoned industrial and she doesn't feel that a commercial zone adjacent to industrial is compatible.

Sharee Palmer testified against. She noted several inaccuracies on the map. She feels the churches, existing and proposed, should not be identified as public/quasi-public. She also noted the zoning of the Jeppesen property as inaccurate. Ray reported a conversation he had with Gary Jeppesen in which Mr. Jeppesen said he had new plans for his property.

Chairman Hawkes closed the public hearing.

Brian D. Hawkes

Sept 18, 2008

Sugar City Planning & Zoning Commission
Regular Meeting September 4, 2008
Minutes

Commission attending: Vaun Waddell, Paul Lusk, Steve Hawkes, Ninette Galbraith, Ray Barney, Brian Hawkes, Bruce Bills, Stephanie Blackham, Aaron Davis

City council attending: Mayor Dalling, Mont Merrill, Bruce King, Brad Orme, Harold Harris

Public attending: Verla Moss, Eddie Pincock, Randy Johnson

Chairman Hawkes convened the meeting. Vaun moved to accept the minutes of August 17, 2008. Ninette seconded and the motion passed unanimously.

Randy Johnson brought in a transportation map that he has been working on. Several changes were discussed as well as the need for the location of proposed road to be very accurate. It was decided that proposed roads should stop at the impact area boundaries.

Due to the attendance of the city council, the discussion of the Old Farm Estates development agreement was moved up on the agenda. It was noted that a draft development agreement was sent to Mr. Dunn's office by the city engineer on January 30, 2008. One of the main concerns with the previous agreements given to the commission from OFE has been the claim that the commission has accepted a master plan. Vaun provided the commission and others attending with a new draft agreement to forward to city council that recognizes the existence of several master plans proposed by the developer along with a few other changes. Discussion started at the beginning of the draft and continued to Sections 6 & 7, when the city council left the meeting.

P&Z continued through the draft and agreed upon a version to be passed on to city council before their September 11 meeting under the title "P&Z Document, 4 September 2008". Vaun moved that P&Z forward to the city's legal counsel and the city council the September 4, 2008 P&Z document, a revision of the development agreement received from Mr. Dunn after the August 28, 2008 city council meeting, representing the P&Z's opinion of necessary modifications. Stephanie seconded the motion and it passed unanimously.

Mr. Davis spoke of negotiating the draft with Mr. Dunn. Stephanie asked him not to before city council had an opportunity to discuss it. Vaun asked Mr. Davis to clarify his intent and asked Stephanie to clarify her request. Mr. Davis said he understood Stephanie's request but would not comply with it.

Mr. Davis asked the P&Z to state which of the master plan iterations from OFE is the approved one. P&Z declined to say that any one of them was approved on the grounds that none of them have met standards of the comprehensive plan and city code and that some P&Z concerns expressed earlier have not been addressed.

In discussing the public hearing, the commission felt that several points raised in the testimonies needed further study and consideration. It was determined that another public hearing needs to be held at which time the commission hopes it can have an accurate map. The annexation agreement with Jeppesen and Ball will be researched and political subdivision that require notification will be determined and notified. Rexburg's plan for the property adjacent to the Ball property will also be researched.

Due to the lateness of the hour, further commission business was postponed. Chairman Hawkes adjourned the meeting.

Brian D. Hawkes

Sept. 18, 2008