

Sugar City, Idaho
Planning and Zoning Commission Meeting- 1 April 2010

Commissioners in attendance:

Steve Hawkes, Ray Barney, Randall Miller, Sam Lines, Brian Hawkes, Tom Fleming

Others in attendance: DelFino Garcia, Larry Chavez

7:03- Brian opened the meeting

1) Quorum

Brian asked that we check Title 9 to make sure that we understand the regulations for a quorum- 2 city and 2 impact commissioners need to be present- we ascertained that we had a quorum present for the meeting-we may want to check the new Title 9 for the future

2) Minutes *Moved*

Randall *motioned*, and Ray seconded, that the minutes be approved as written. Motion carried unanimously.

3) DelFino Garcia Trailer in Impact Area

a) Larry Chavez reported the following for Mr. Garcia:

- Owen at District 7 was not overly concerned with water, but was concerned about the septic system- specifically the size of the current system.
- Lucky had mentioned maybe 10K gallons, Mr. Chavez expressed doubt about that size
- Owen said that Mr. Garcia needed to have the system pumped to ascertain the size before an ok, which Mr. Garcia has scheduled to happen Tuesday. Mr. Chavez believes he will probably need a bigger septic tank
- He later added that they anticipated moving the small trailer, but due to their contract with Lucky, they are not allowed to move anything until the property is paid in full.
- He stated a desire to make the place look nice and was aware of the work involved

b) Members of the P and Z expressed concern and discussed the following things:

- Many trailers on lot
- City will expand, and non-zoned trailer area will look bad, cause confusion in future
- That area is always rented
- If a building were to be condemned on that lot, it would influence the livability of the other buildings- possibly they could revisit with Lucky to provide for upgrading the existing trailers
- On our watch we need to make sure we don't perpetuate an eyesore- an extra trailer casts doubt on our judgment
- 1 well and 1 septic on 2 lots has a potential for being troublesome if Lucky dies

c) Steve *moved* *motioned* and Ray seconded that the board to disallow Mr. Garcia's proposal for a trailer to City Council. The motion was unanimous.

Some comments were made with the understanding that they were only friendly suggestions, not professional advice:

- Find a new place to put the trailer
- Perhaps amend the agreement to swap an existing unit to a better trailer
- Go ahead and find the septic tank specifications- there probably hasn't been a lot of maintenance, flushing/pumping, inspections etc done on it

4) Discussion of permit for additional cell phone antennas on water tower:

- If this is an insignificant change, we don't want to make bad neighbors and make this difficult, the changes may be small and insignificant and not worth the time and trouble for a permit, the height difference may necessitate a light, subcontractors will install, but engineers will inspect for compliance with national standards such as wind, ice coatings and seismic requirements. Engineers are there so the company doesn't risk their investment- if they are ok with this, the placement of the equipment is advantageous to the city, and ought to be encouraged.
- The consensus was reached that if the engineers for the modification are satisfied that the conditions are safe we will allow the modification and placement of equipment without a permit, pending consultation from City Council.

5) Minutes of the last City Council Meeting:

Reported by Bruce King

Is this true? *Brian* ~~****~~ The city will write the letter about the trailer

- City Council heard Jesse's minutes of our meeting
- Todd Tuckett presented information about the East Parkway Corridor- it is essential to agree now on a plan for a route
- Bruce displayed a map with the various routes under consideration, and asked for opinions -there is wisdom in identifying a potential traffic pattern years ahead of time-if this had been done fifty years ago, expansion now would be easier
- Future outlook for East and outlying North areas needs two things
 - a) minimize traffic on 2nd East
 - b) bypass business district
- The Parkway will be a Madison County project-state administered
- Draft of use for City Building will include no for profit, partisan, educational, social, fraternal uses, except with Majority vote of City Council- things like City Soccer sign ups, and neighborhood meetings will still be allowed
- Old Farm Estates property and one other property by same owner are for sale
- City will offer land adjacent to Moon Park for sale- appraised 26k, will sell ~30K-
- CC motioned to authorize Mayor Dalling to start youth council to train in city gov't experience
- Note that, "Under God", in pledge and "In God We Trust" was upheld in SF Court as being an appeal to patriotism rather than having religious significance
- On April 22nd, there will be a public meeting to obtain input about 3rd South problem- a large zoning map will be made and set up to illustrate changes
- CC wants to a chance to address the AT&T antenna issue-hold off on letter
- It was proposed that the CC accept the Wind Turbine Application- Unanimous

-Home business changes were sent out with the city newsletter and a public meeting was scheduled for 15 April. P and Z will have a chance to confer afterward

6) Title 9- Impact areas

-Issues:

a) Different standards and different zones in the Impact Area need to be made to match City standards so there isn't a huge transition when Impact Area is annexed
-Some things need to remain as they are because the Impact Area is different than the city and has different needs- eg. Projectiles- guns which aren't allowed in the city are necessary on a farm, etc.. However, houses and lots need to look and feel like the city.

b) How do we best address this?:

- Possibly zone land use the same as the city, with the exception of agriculture Maybe decide zones first

-Place city and impact area ordinances/codes side by side

*c) Assignment: Randall and Ray will compare side by side ordinances/code of city and impact area and come back with a recommendations about zoning

d) Additionally:

-There is frustration in P and Z when splitting up as sub-committees because the general group doesn't know why decisions were made, even when they are reasonable and prudent-not enough information filters down- suggested that we work more intelligently if we don't break up

-Suggestions to attack problem: rename districts to coincide with city zones, transition agriculture which is currently cultivated, but will eventually end up as subdivisions, look at land use maps

*7)Assignment:

Everyone: Read through the three chapters 9-9, 9-9A, 9-9B

Randall: Be prepared to lead a discussion about meshing Impact Area with City Zones

The meeting was adjourned at 8:58.

Brian Hawks
15 April 2010