

Sugar City Planning and Zoning Commission
November 1, 2007

Present: Stephanie Blackham, Ninette Galbraith, Brian Hawkes, Kerry Moser, Ray Barney, Vaun Waddell, KaraLee Ricks, City Attorney Josh Garner

Chair Blackham opened the meeting.

Ray Barney moved to accept the October 18, 2007 minutes as corrected. Brian Hawkes seconded and the motion passed.

The Commission discussed the proposed Condominium playground. City right-of-ways onto the property will not allow for all of the playground equipment suggested for the area. Mr. Cox, the owner of the property, said he could put in a picnic table but not swings, etc. The Commission discussed several options such as where the playground could go and switching playground and parking but felt unable to come to a decision without a map or an on site inspection. It was determined Chair Blackham would talk to Mr. Cox about different options and the Commission would convene the next meeting on site at 7:00 p.m. November 15, 2007.

Sugar City Planning and Zoning will host the combined Planning and Zoning meeting with the County and Rexburg at the Court House in Rexburg on November 29, 2007 at 7:00 p.m. in the Madison County Commissioner's Room.

Chair Blackham asked the Commission to discuss expanding the City's Impact Area. She would like to have a Citizen's Input meeting along with proposed maps and invitations to those on the perimeter. After discussion it was determined to wait until January.

Brian Hawkes wished to discuss subcommittees. He prefers to do without subcommittees. He feels that those on the Commission who are not on the subcommittees are always scrambling to catch up. He thinks it would be more orderly to give Commission members assignments, come back to the Commission with their conclusions, give them to the whole Commission to review, then have a full Commission discussion. Vaun felt that progress would be dependent on homework being done. Ray wanted input to study before a discussion.

The Commission discussed Home Business and Home Occupations. It was determined to hold an informal citizen's input at the November 15, 2007 meeting.

Old Farm Estates was discussed. Stephanie informed the Commission the City Council had sent the Commission's recommendation for denial back to Planning and Zoning asking for clarification. The Commission recessed in order to read a letter from City Attorney Josh Garner. Letters from Rocky Mountain Electric, City Engineer Dick Dyer, Fremont-Madison Irrigation and concerned citizens were discussed (see attached).

Eddie Pincock, representing Old Farm Estates, gave the Commission a larger more readable map and several different items were discussed.

Vaun Waddell moved to recommend conditional approval of Old Farm Estates' Preliminary Plat for Phase 1, with the following conditions:

1. Observe the principle of **harmonious development** with regard to lot size, so that lot sizes in Old Farm Estates mirror lot sizes in the existing city, both with regard to the City in general (referring to existing lots, not to legal descriptions of originally platted lots), and also with regard to adjacent development, **particularly on South Austin and South First West**. Submit proposed subdivision covenants.

Please refer to:

Idaho Code 50-13-65
Idaho Code 50-13-67
Article 12, Section 2, Idaho Constitution
Sugar City Code 10-1-2A
Sugar City Comprehensive Plan, Chapter 15, page 47

2. Complete the transportation plan:

A. Continue the grid system used by Sugar City, to provide for the public health and safety of the community and connectivity with the City as it exists, including southward from Old Farm Estates. Madison County's proposed comprehensive plan encourages the grid system as do Sugar City's ordinances.

B. Provide an impact study for traffic on Third South. A development agreement must include impact fees for street improvements and/or provide alternative routes to improve the ability of Third South to handle increased traffic from the proposed subdivision.

C. Adhere to Sugar City's transportation map.

D. Identify any roads in the areas designated for commercial and PUD.

Please refer to:

Idaho Code 50:1302 & 1305
Sugar City Code 10-1-2B
Sugar City Code 10-1-2D
Sugar City Code 10-6-2A, E(2), & F
Sugar City Comprehensive Plan, Chapters 3 & 4, Pages 4, 5, 9, 37, 38
Transportation Map

3. Provide an updated and expanded impact study for the entire projected subdivision, which is to include sewer and water and use the most recent data available.

Please refer to Sugar City Code 10-5-2F and city engineer Dick Dyers' letters of April 2, 2007 and October 19, 2007.

4. Provide a master plan for the whole Old Farm Estates project, including sites for church, centralized park, and any (other) public facilities to be considered for dedication, subject to a development agreement.

Please refer to:

Sugar City Code 10-5-2E(6)
Sugar City Comprehensive Plan, Chapter 13, pages 40, 41

5. Resolve question of location of southern boundary and attendant issues.

6. Resolve issues raised in the city engineer's correspondence of April 2, 2007 and October 19, 2007. See attached letters.

Resolve issues raised in the Madison-Fremont Irrigation District's correspondence of March 23, 2007. See attached letter.

Resolve issues raised in the Rocky Mountain Power correspondence received February 26, 2007. See attached letter.

7. Comply with all applicable provisions of the Idaho State Code, particularly sections 50-1302, 1305, 1326, 1329, 1330, 1332.

8. Comply with any further requirements of local and state codes as applicable.

Ninette Galbraith seconded and the motion passed unanimously.

The Commission discussed the changes to the Sugar City Ordinance Definitions. Ninette Galbraith moved to accept the Definitions as corrected. Ray Barney seconded and the motion passed.

Ninette Galbraith made a motion to take the proposed Title 9, Chapter 2, Definitions to Public Hearing December 6, 2007 at 8:30 p.m. Brian Hawkes seconded and the motion passed.

The Commission adjourned.

Stephen Blackham