

Public Hearing
For the Proposed Zone change from R1 to R3
For the River Bend Ranch Subdivision
Thursday, March 5, 2015

P&Z Commissioners in attendance: Sam Lines(Co-Chairman), Eileen Kershaw, Tom Fleming, Bill Barnhill, Hans Redd, Brent Barrus and Barbra Carpenter.

Others in attendance: Several people from the public were present at the hearing.

Sam Lines opened the Public Hearing at 7:00pm

Sam then explained the purpose of the meeting which was to propose a Zone change from R1 to R3 for the River Bend Ranch Subdivision.

Sam Lines asked each Commissioner for verification that they had not talked to anyone about the proposed Zone Change. Everyone said No.

She then asked the Commissioners if there were any questions concerning the Zone change. There were no questions.

Sam took a minute to explain the Proceedings of the meeting.

Wendy Walker (Sugar City Clerk), presented an affidavit from the State of Idaho explaining that Triangle R. LLC has submitted an application for a zone change in the River Bend Ranch subdivision. This affidavit also explained that public notice was posted on the property and a notice was mailed out to all property owners within 300 feet of the subdivision boundaries.

Time was turned over to Terry Mortenson who introduced Steve Slentner who was representing the River Bend Ranch development project.

Steve Slentner presented maps of the location of the River Bend Ranch subdivision and how it will blend in with the community, and why they want to rezone from R1 to R3.

He reviewed Sugar's Comprehensive Plan and how this subdivision will fit in with our community and that it will meet all of Sugar's code requirements. They want to make it Resident Focused, have a feeling of Peace and a neighborhood of pride of ownership. They want to rezone to R3 because they want to put Patio homes and Assisted Living, as well as a variety of home types. He stressed that they want to be flexible and adapt to the market.

Sam then mentioned that we will now hear from those who were speaking in Favor, Neutral and Against the Zone change.

Harold Harris speaking in Favor of the Zone change said that he is in favor of the project but was concerned about the density or number of homes per acre.

Wendy Walker read a written submission from Basic American Foods who were speaking Neutral. They wanted to make everyone aware that the proposed zone change is located below their wastewater land application site, and there might be concerns about the odor. They have made major improvements to mitigate these concerns.

Kem Palmer speaking Against the Zone change said that he was worried about the canal that runs through the property, has flooded in times past. He was concerned about the legal aspects that might occur from this happening.

Zane Palmer representing his father Max Palmer, speaking against, said that he was worried about the noise that he would be making as he farms his property next to the Subdivision. He was also worried about the smell from his cattle.

Applicant Rebuttal, Steve Slentner mentioned that he knew that these might be concerns, but that they are willing to work with everyone to solve these issues.

The hearing was adjourned at 8:20pm

A handwritten signature in black ink, appearing to be "Steve Slentner", written over a faint, oval-shaped stamp or mark.

SUGAR CITY PLANNING AND ZONING MEETING MINUTES

REGULAR MEETING THURSDAY, March 5, 2015

Commissioners in attendance: Eileen Kershaw, Tom Fleming, Bill Barnhill, Brent Barrus, Sam Lines, Hans Redd and Barbra Carpenter

Others in attendance: Bruce King, Terry Mortensen, Steve Slentner, Bill Forsberg and Thomas Garlock

8:30pm: The meeting was called to order by Sam Lines.

MINUTES

The minutes of February 19, 2015 regular P&Z meeting were reviewed.

Motion to approve the minutes by: Brent Barrus

Seconded the motion by: Bill Barnhill

Discussion on the motion: None

Voting was unanimous in the affirmative.

1. Bruce King report of City Council meeting

Bruce reported on the items that were discussed in the City Council meeting held on February 26, 2015. For details of this meeting you can review the minutes on the City's web site.

2. Discussion on Public Hearing for River Bend Ranch Zone change to R3 :

Bill Forsberg, our City Attorney, provided a memo to each of the commissioners that explained the procedures and items we need to be aware of as we consider the approval for a Zone change. He made mention that we need to review Sugar's Comprehensive Plan and Zone Regulations when making our decision.

The commissioners' discussion was geared toward the Subdivision meeting the requirements for our Comprehensive Plan and City Code. There were concerns that were brought up such as Density and adequate parking that will need to be addressed when we do a Plot Review at a later time. After further discussion, from each of the commissioners, Sam proposed that a recommendation be made.

Hans Redd moved to recommend that the River Bend Ranch Subdivision be allowed to rezone from R1 to R3 based on conditions.

Eileen Kershaw 2nd the motion

Voting was unanimous in the affirmative

Sam provided some nice copies of our Proposed Impact Area, Sugar City Zoning and Land Use Maps for our use. After reviewing them, there are still a few changes that will need to be made.

We will need to cancel our next P&Z meeting on March 19th due to lack of a quorum.

Our next meeting will be April 2nd. We plan on meeting at 6:00pm to take a field trip to visit Agri-Service and River Bend Ranch subdivision.

Our next P&Z meeting will be held on April 2, 2015.

The meeting was adjourned at 10:00pm

A handwritten signature in black ink, consisting of a large, stylized initial 'S' followed by a cursive name.