

Sugar City Planning and Zoning Commission  
Regular Meeting November 6, 2008  
Minutes

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

Public attending: Britni Weber, Brady Hastings, Jordan Wilcox, Heidi Ivers, Becky Nielson, Travis Huffaker, Dwayne Seiter, Symen Vander Linden, Derick Rhoton, Nathan Rhoton, Kristie Wilcox, Jacob Dexter, Elise Kumferman, Ed Kumferman, Harold Harris, Sharon Bell, Nathan Sunderland, Brian Turnquist, Randy Johnson

Acting Chair Galbraith called the meeting to order. Vaun moved to accept the minutes of October 2, 2008. Ray seconded the motion and it passed unanimously.

Brian Turnquist attended the meeting to assure the commission that his property would be marketed as a single-family home with no apartment. Previously, it was marketed as having an apartment, but the building inspector halted work on the project until Mr. Turnquist could come before the P&Z for approval. His plan for an apartment has been changed and withdrawn.

A letter of complaint was lodged against Jess Brown for having goats and chickens on his property. He was given permission in 2007 after two visits to city hall to make sure it was legal to have the animals on his property. He also provided the city with letters of support from his nearest neighbors. In view of some confusion about the legality of the situation and with new ordinances in place, the commission felt he should apply for a special use permit to protect himself and the city. It was suggested that the city council add some language to Title 3 concerning farm animals within the city limits.

Symen Vander Linden, representing Toscano, brought before the commission a letter stating that Rocky Mountain Power would require some overhead power lines at the southern end of the project. The commission had no objection and cited Title 8-4-6-D.

Recommendations for replacement commissioners were discussed. The following is a list of names recommended: Renee Christensen, Joy Ball, Lola Luke, Dave Thompson (impact area), Grant Johnson, Linda Johnson, Cami Dodson, Jason Lenz, Noel Zaugg, Michelle Davidson and Travis Sharp.

Randy Johnson from Forsgren brought a transportation map and a city boundary/impact area map for the commission's review. A few minor changes were made to the transportation map. He will have final copies of it and the land use map available for the commission at the next meeting. Public hearings for both maps were tentatively scheduled for December 18, 2008.

*via e-mail*

Bruce King from the city council asked the commission to review the dog ordinance currently being revised. The commission felt the only change should be that the definitions for kennels should match the definitions in Title 9-2 and Title 10-2.

In view of some recent activities and problems in the impact area, the commission felt the Idaho Code and recent actions should be reviewed and the city council confer with the county commission concerning impact area ordinances.

Due to the growing number citizens looking to have apartments in their homes, the commission felt some changes in the ordinances were in order. A definition change for twin homes was discussed and Bruce will work up a draft. This would necessitate an adjustment in the land use schedule. It was also suggested that building permit applications contain a list of standards and a checklist for needed information including accurate elevations and floor plan drawings.

Title 10 will be discussed and finalized at the next meeting with a public hearing tentatively scheduled for December 18.

Acting Chair Galbraith adjourned the meeting.

*Brian D. Hawkes*

*11/20/2008*