

Sugar City Planning & Zoning Commission
Regular Meeting January 17, 2008
Minutes

Present: Paul Lusk, Vaun Waddell, Ninette Galbraith; Ray Barney; Kerry Moser, Bruce Bills, Brian Hawkes, Stephanie Blackham

Chairman Hawkes called the meeting to order. City Clerk Sharon Bell administered the P&Z oath to the members of the commission.

The minutes from January 3, 2008 were read and amended. Ray moved to accept the minutes and Ninette seconded the motion. They were passed unanimously.

Randy Johnson from Forsgren Associates presented an application for a zone change for the property intended for a business park. The zone is presently R-1 and the requested change is to B-P. Bruce moved to take the zone change to public hearing on February 7, 2008. Vaun seconded the motion and it was passed unanimously.

Pre-application information on the business park was then presented by Randy Johnson. Several items were discussed.

- 1) The property does not lend itself to grid streets.
- 2) Access to 3rd N will be delayed, but results in only one lot being serviced by a dead-end street.
- 3) Turning radius for large trucks was discussed, Randy will double check that widths are adequate.
- 4) Access from the off-ramp is OK with ITD.
- 5) The loop street and block length are over the length allowed in the city ordinance. Jan Gallup told the commission that the lengths were random and there was no particular reason for the lengths listed in the ordinance. Variances will be requested to allow these.
- 6) Street names were discussed. The commission felt they should reflect the kinds of businesses that the city would like to see in the business park.
- 7) An 8-ft. pedestrian walkway around the perimeter of the business park will be used as part of the open space requirement. Access on and off the walkway was discussed.
- 8) There was some discussion on Lots 4, 5 & 6 being dedicated as open space for a park and that CC&R's could include a requirement for open space.
- 9) Ribbon curb was discussed as opposed to rolled curb which is required by city ordinance. Ribbon curb is less expensive and less inclined to damage from snow removal. Ribbon curb could be the same width as rolled curb.
- 10) Sidewalks were discussed. Vaun felt that the justification for the pedestrian walkway also justified sidewalks. Randy felt that the businesses in the business park were destination oriented and that there would not be a lot of foot traffic to various businesses. There was some discussion on putting in a sidewalk around Block 3 only or having the individual business owners putting in the sidewalk.

Some felt the city's money would be better spent for water, deeper sewer lines and roads than for sidewalks.

- 11) Centralized mail was discussed. It was felt that ultimately the USPS would make that determination.
- 12) Randy asked about the intent of the irrigation system analysis. There was some discussion about water rights that went with the property and having them reserved in the name of the city.
- 13) Randy will be submitting the preliminary plat for discussion on February 7, 2008.

Eddie Pincock presented some information on Old Farm Estates. He had met previously with Josh Garner and Winston Dyer to address some of the conditions of their preliminary plat approval. Items discussed were:

- 1) Lot sizes around existing properties in the city were enlarged.
- 2) The church and park were moved to a more central location.
- 3) Making 5th S a major collector. Houses along 5th S would then not have direct access to 5th S.
- 4) The possibility of putting in a roundabout to handle traffic if there is enough room.
- 5) Having three roads leave the subdivision to the west to take pressure off 3rd S.
- 6) Absence of grid streets on the south side of the subdivision and access to future developments to the south possible along 2nd W. Kerry brought up the fact that the county is really pushing for grid street and road systems.
- 7) Some concern was raised about an intersection being designated as a school crossing on a major collector.

Stephanie explained why the public hearing on the impact area was cancelled. City ordinance 9-9-2 states that the impact area of the city is determined by the city council and the county commissioners. After some discussion with Jan Gallup, it was determined that state statute requires any changes to the impact area go before the planning and zoning commission to take to public hearing. The impact area public hearing was put back on for February 7, 2008.

Winston Dyer, representing the Toscano development, discussed and answered concerns with the development impact study.

- 1) Vaun commented it appeared that Toscano and Old Farm Estates were in a head to head competition for the city's unused sewer capacity. Sewer capacity can be increased by requiring NorSun/Sunglo to build holding facilities for their waste water to be released at off-peak hours. Their contracts require them to do this. When the capacity needs to be increased, all entities using the interceptor will be assessed. Winston felt that the development should be assessed per lot, not just the lots that were developed at the time of the assessment. He also hoped that the city was keeping current on connection fees as part of those fees are used to purchase future capacity. He did not feel there would be a problem with future capacity and the development would carry their share of the load.
- 2) Water storage would be built in the commercial area just north of 9th N and would include a 200,000 gal storage tank, a new well and booster pump. There

- would be adequate water for the development as well as water that could be sent back into the city.
- 3) Water level in the lake would be at its peak during the summer months when it would be most utilized by the development for recreation.
 - 4) Parking and access to the lake on the west side would be provided.
 - 5) Winston felt that the acreage provided for the church was adequate for the development. If future public or quasi-public facilities were needed, he felt they should be purchased and not donated by the developers.
 - 6) Streets would be widened to three lanes, one of which would be a turning lane. Traffic increases caused by a mall or big-box store, and necessitating more traffic lanes, would be borne by said mall or big-box store.
 - 7) Storm water infiltrators similar to those being installed and used in the city would be used in the development.
 - 8) Open space is more than required by city ordinance.
 - 9) Plans are for sidewalks with rolled curb and gutter.
 - 10) Jan Gallup asked what zone changes would be necessitated because of the new zoning districts that have been approved by the city council. She felt the development should not be penalized or required to pay extra fees to make those changes. Due to the new zoning districts that have been approved, the entire city will need to be rezoned and it will all be done at once with a new land use map and public hearing.
 - 11) Some concern was expressed over the grid (or lack thereof) street system.
 - 12) It was felt by some that the impact on the school system of this particular development would be minimal. However, if all the developments that are in the works come online within the next 5-10 years, there will be a very measurable impact on the area schools. It is hoped that the schools will take a studied look at these developments and make their recommendations in a timely manner.

Stephanie moved that the Toscano people be advised that they can begin the preliminary plat process. Vaun seconded the motion and it passed unanimously.

Winston invited all commission members to the joint P&Z meeting to be held January 31, 2008 at the Rexburg City Hall. He hopes for us as a body to be able to identify two or three areas where we can work together to have consistent regulations and ordinances. Seven commission members plan to attend.

Brian passed out applications to the IAC conference to be held in Idaho Falls March 8, 2008. A count of how many will be attending will be taken at the next regular P&Z meeting.

Vaun led the discussion on Title 10 Subdivision. Ten chapters have been reduced to five chapters. Changes were discussed and agreed upon. Ninette moved to take the entire Title 10 to public hearing on February 7, 2008. Bruce seconded the motion and it passed unanimously.

Kerry needs a replacement for herself on the joint commission. Meeting times were discussed and it was determined that there would only be one or two more meetings.

Brian asked for a volunteer to go to a meeting on January 30, 2008 at 5:00 pm at The Development Company office in regards to the business park development. Paul volunteered to attend the meeting.

The meeting was adjourned.

Brian Hawkes by ~~Stephen Blackburn~~
Kunwadeuf
acting chairman.