

Minutes for Public Hearing on May 15, 2008 for the Comprehensive Plan

Commissioners Present: Steve Hawkes, Paul Lusk, Ray Barney, Vaun Waddell, Ninette Galbraith

Public Present: Noel Zaugg, Don Rydalch, Barry King, Sharee Palmer, Terry Mortenson, Heather Pope, Trevor Pope, Bob Oliphant, Nick Lindsey.

Steve Hawkes motioned to have Vaun Waddell conduct the public hearing. It was seconded by Ray Barney. The motion carried.

At the public hearing on the Comprehensive Plan draft (only summaries follow):

Jan Gallup had submitted a letter, which was read by Vaun Waddell:

1. Should be a new survey of populace.
 2. Children should not be more important than others.
 3. Who decides a "detail of implementation" without a public hearing?
 4. Some statements may make the city liable for more than it can handle.
- Asks Commission to conduct new survey of citizens before approving revision.

Noell Zaugg testified in favor, noting:

On page 10, if Sugar City is a small town, how can there be rapid growth?

On page 40, is development driven by developers or controlled by the city?

He noted that the P&Z

commissioners should regulate growth.

On page 28 #8, should the city monitor, or should developers pay?

On page 32, planning questions, indeed, how to provide infrastructure in so short a time?

Don Rydalch testified in favor, noting:

As a foundation, philosophic basis representing what is desired, well written for that intent.

"Children" narrows the topic, not emphasizing everyone.

On page 37, correct to "Tree and Beautification Committee."

On page 30, activities in Smith Park also include softball. Maybe not mention specific activities. Too narrow.

On page 14, high school enrollment appears to mix square footage with living students.

Barry King testified in favor, noting:

Desires an introduction to tell what's coming rather than starting in directly.

"Small-town" and "family-focused" are abstract—could we replace or define?

"Promote" appears often, seems to suggest an agenda. Does the city have an agenda?

Appears to be contradiction between small-town and rapid growth in same paragraph.

Tone suggests that someone who is not neighborly and family-oriented might not fit in.

Need to be more diplomatic and formal.

Sharee Palmer testified against:

This is a total rewrite and should have had more input.

There is no mention of the 2004 public survey; how derived "people desire"?

Has the city's hired consultant reviewed this plan?

If preserving features that make Sugar City a great place to live and raise a family, what are these features?

This plan is written to favor developers. It needs teeth.

The page on values is lacking. How is this plan family-focused?

Developers, when they come in, seem to do whatever they want.

Like Jan Gallup, before recommending the plan, needs public input: reads IC 67-6509 about

planning process. "You have failed in doing this."

The public hearing ended at 7:37.

Brian Hawkins

June 5, 2008

Planning and Zoning Meeting

May 15, 2008

Present: Steve Hawkes, Paul Lusk, Ray Barney, Vaun Waddell, Ninette Galbraith, Noel Zaugg, Don Rydalch, Barry King, Sharee Palmer, Terry Mortensen, Bob Oliphant, Heather Pope, Trevor Pope, Nick Lindsey, Kevin Galbraith, Shawn Galbraith.

Paul Lusk moved to accept minutes of May 1, 2008 as corrected. Ray seconded. The motion carried.

Ray Barney moved to accept the minutes of the special Design Review meeting of May 8, 2008. Steve Hawkes seconded. The motion carried.

Heather Pope presented an application for a Home Business License. She will be handcasting 3-D replicas. She showed us examples of what she would be doing. Steve Hawkes moved that we accept her application. Ray Barney seconded the motion. The motion carried. It was noted that in this case, she is not required to have a license, but that it is always good to let the city know what you are doing. The Planning and Zoning determined that Heather Pope's business will be a "home occupation" as described in city code 9-11.

An extensive review of the Toscano engineering report was done. Please see the attached notes outlined by Vaun Waddell.

The County Commissioners have postponed voting on the Calaway subdivision until they can review the agreement made between Rexburg and Sugar City regarding the Harris property. Both properties are on the same annexation request. The vote is scheduled for June 9th.

The Old Farm Estates development agreement is being worked on by Josh Garner and Mr. Dunn. Mr. Garner e-mailed the commission this morning stating such.

Shawn Galbraith presented a letter from his brother Quinn Galbraith. The concern is that the city should plan for connectivity of infrastructure from Old Farm Estates to South Teton. Copies of the letter are provided.

The commission discussed each point brought up in the public hearing. It was agreed on in principle to alter wording on pages 4, 10, 30, and 37. Vaun Waddell suggested a few minor corrections of fact and form. Three commissioners said they would prefer to wait for the three who were absent so they too could participate in the voting. No motion was made.

Steve Hawkes projected the maps up on the wall. The commission looked at all of them and decided to wait until the other commissioners were present to make recommendations. No decisions were made.

Joe Nichols was not present to discuss a trailer in the impact area.

Vaun Waddell adjourned the meeting.

Brian D. Hawkes
6/19/2008