

Sugar City Planning & Zoning and Design Review Board
May 8, 2008 Special Meeting
Minutes

Attending: Paul Lusk, Steve Hawkes, Ninette Galbraith, Brian Hawkes, Vaun Waddell, Ray Barney, Bruce Bills, Stephanie Blackham, Jan Gallup, Alan Parkinson, Dwayne Seiter, Wesley Seiter, Simon Vanderlinden, Teresa Young, Winston Dyer, Josh Garner

Chairman Hawkes convened the Design Review Board. Commission members were asked if they had any concerns with the design review submitted by the Toscano developers. Lighting in the single-family section was discussed. It was felt that more lights would be needed. Dwayne said they would measure the light spread and position the lights to overlap slightly. Signage was discussed. Dwayne brought pictures of signage from developments in Arizona that Toscano would be patterned after. Landscaping phasing was mentioned. Lot 22 will be donated as a play area with fencing on two sides. The play area will run into the greenbelt. Roof pitch was questioned. Dwayne said the roofs are 4/12 pitch and will be built for the snow loads in the area.

Bruce moved to recommend to city council the design for Phase IA of the Toscano development. Ray seconded the motion and it passed unanimously.

The Design Review Board meeting was adjourned and the Planning & Zoning Commission was convened.

The final plat application for Toscano Phase IA was discussed. Stop signs and speed limits were questioned. Dwayne said stop signs would be positioned according to code and safety. City council determines the speed limit. The intersection of 9th N and 7th W was discussed. The commission felt that a three-way stop there would probably be best or possibly a stop sign on 9th N. Concerns from the engineering review were brought up, specifically the infiltrators. Winston reported that the 25-ft. suggestion was not a DEQ requirement and that the infiltrators would be no closer than 10 feet to potable water. He also said the next step will be development plans that show water lines, utilities etc. It was determined that the conditions on the preliminary plat have been met. Stephanie moved to recommend the final plat of Toscano Phase IA to city council. Vaun seconded the motion and it passed unanimously.

The meeting was adjourned.

*approved 5/8/08
Vaun Waddell
acting chair*