

Sugar City Planning and Zoning Commission
Minutes of regular meeting, 3 January 2008

Before the call to order, Chair Stephanie Blackham accepted two additions to the agenda, statements by Terry Mortensen and Jan Gallup.

7:03 p.m. The meeting was called to order by Stephanie. Members present were Stephanie Blackham, Ray Barney, Bruce Bills, Ninette Galbraith, Brian Hawkes, Kerry Moser, and Vaun Waddell. Stephanie asked Vaun to record minutes, announced that the public hearing was postponed, and read the minutes from 27 December 2007. (Who moved and seconded approval of the minutes?) The minutes were approved. ~~Who moved and seconded approval of the minutes?~~

SB Ninette moved & Brian seconded

7:09 p.m. Terry Mortensen, in answer to the question "What is a bay home?" presented a packet with descriptions and drawings. He said the general contractor for the bay homes in his proposed subdivision would be Larkspur Construction in Victor, Idaho, with local subcontractors employed.

7:11 p.m. Jan Gallup first called attention to the 20-year growth study of the city done by the Dyer Group and advocated its use in planning and zoning. Most important, she said, were the proposed sewer and water mains, and conclusions and recommendations. Second, she submitted a list of names of Salem residents who indicated in 2004 that they preferred being impacted by Sugar City rather than by Rexburg.

7:15 p.m. Stephanie explained that the public hearings for 1) zone change of the business park and 2) revising city code paragraph 9-13-4-C were postponed because of ~~procedural~~ errors. Vaun moved to reschedule the public hearings for 7 February 2008 beginning at 7:00 p.m., seconded by Bruce. The motion passed without opposition.

SB topographical

7:20 p.m. Stephanie distributed copies of Toscano's impact study and plan for resort homes. She informed us that the Toscano developer has requested P&Z to advise whether the time is near for a preliminary plat application. P&Z will discuss the request at the next regular meeting. Three questions that arose were: 1) Does Toscano have a Plan B in case the resort homes do not sell well? 2) What phases of development will Toscano employ? and 3) What zone will be appropriate for the area of resort homes?

7:30 p.m. Work on draft of title 10, Subdivision:

Review chapter 1, a composite of the former chapters 1 and 3: Since we arrived at a consensus on 6 December, it was only necessary to check that the draft matched the consensus.

Chapter 2, Definitions: Vaun presented a first page that includes a statement of intent for the chapter to replicate the definitions in title 9, which we had agreed to on 6 December. City Council has enacted chapter 9-2 but with changes from the draft recommended by P&Z, so the version enacted by City Council should be adopted into title 10.

Revise chapter 3 (formerly chapter 4) Plat Procedures: Vaun presented a draft incorporating revisions from 6 December, restructuring and rewording the chapter, and

emphasizing the significance of the preliminary plat. We read the draft together and agreed on revisions.

Vaun said he could prepare a revision of chapter 4 (formerly chapter 5), Requirements and Standards, incorporating the consensus opinion from discussion on 6 December 2007 of the draft most recently provided by Bruce and making no material changes to the draft agreed to on 6 December.

There was discussion about whether to take chapters 1-4 to public hearing to hasten their enactment or whether to revise the remaining chapters of title 10 and take the whole title to public hearing. It was noted that the subcommittee worked only on chapters 1-4, and chapters 1-4 are the ones most pertinent to subdivision applications.

Bruce moved and Ninette seconded that we schedule chapters 1-4 for public hearing on 7 February 2008 at a time to follow the other public hearings scheduled for that date. The motion passed without opposition.

9:55 p.m. Stephanie called for officers to be appointed according to city code paragraph 9-3-3-D, which directs such appointment at the first calendar meeting of the year.

There was discussion about appointing both a secretary and an assistant secretary.

Ray moved to appoint Brian as chairman, seconded by Stephanie. The motion passed without opposition.

Ray moved to appoint Stephanie as secretary and Ninette as assistant secretary, seconded by Brian. The motion passed without opposition.

10:10 p.m. The meeting adjourned.

Brian D. Hawkes 17 Jan 2008