

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, FEBRUARY 23, 2017

Presiding: Mayor David D. Ogden
Meeting Convened at 6:30 p.m.
Prayer: Matt Garner
Pledge of Allegiance

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilmen Bruce Arnell, Bruce King, Matt Garner, and Joe Cherrington; City Public Works Director Zane Baler; Vice Chairman Dave Thompson of the Planning and Zoning Commission; Klassen Stoddard represented Jeff Parkinson on his special use permit application; Amanda Beal of the *Standard Journal*; Citizens Heather and Spencer Baird, Keaton Beal, and Elaine King. Brent Barrus of the Planning and Zoning Commission was excused

Mayor Ogden asked if there were any corrections to the minutes of the regular meeting held on February 9, 2017. Each councilman had a copy of the minutes prior to the meeting. It was moved by Councilman Cherrington and seconded by Councilman Arnell to accept the minutes as presented; motion carried.

PLANNING AND ZONING COMMISSION REPORT: Vice Chairman Dave Thompson reported on items of business in Chairman Brent Barrus's absence:

Jeff Parkinson (Desert Gem Farms building) Special Use Permit Public Hearing and Recommendation Report: A public hearing was held for Jeff Parkinson's Special Use Permit on Thursday, February 16, 2017. Two citizens from the community attended in favor of the project. The Design Review Board met prior to the hearing and agreed to the proposed façade and parking design as long as a 30/70 split for different materials is used and the parking area is graded, graveled, and finished with a hard surface solution. Planning and Zoning agreed as well with some conditions on parking and lighting. The parking surface will be revisited in five years to see if the business can pave the lot. The parking lot lights will use LED lights on 25' poles designed to reduce light pollution to neighboring residents. A power pole is planned to be moved. The Findings of Fact report was not ready to present to the council.

Impact Area Study Summary Report: The commission is currently surveying impact area residents.

Mike Stears Zone Change Report: A public hearing date is set for March 16 for the zone change from Commercial Downtown (CD) to Mixed Use 2 (MU2).

Land Use Title 9 Revision Report: No report.

JEFF PARKINSON SPECIAL USE PERMIT DISCUSSION AND POSSIBLE

ADOPTION: The council will discuss the recommendations from the Design Review Board and Planning and Zoning Commission at their next meeting when they receive the Findings of Fact.

MAYOR'S BUSINESS:

Utility Software Report: City Clerk-Treasurer McLaughlin reported that the office will convert over to Caselle's new utility software program, but use the un-hosted version. The city

has access to top-of-the-line Internet service and a knowledgeable information technology (IT) tech in Spencer Cook, which will save the city about half the cost of using a hosted version. The office will review the software to see if it meets city needs.

Toscana Development Update: The mayor reported that there has been some recent interest in the old Toscana development. The developer is looking at using existing structures and adding additional units for a total of 66 units. The developer has approached the city about fees that have already been partially paid for permits and inspections. The city desires to work with the developers to encourage the improvement and completion of the development.

Responsible Growth Initiative Report: Mayor Ogden presented an analysis of the Responsible Growth Initiative, which caps multifamily housing units at 10% of the total existing single-family dwellings. The city currently has approved areas that will provide multi-family housing at approximately 23% of total single-family residences.

WATER RIGHT TRANSFER DISCUSSION AND POSSIBLE ADOPTION: The council discussed and adopted the resolution to approve the application for transfer of water right – points of diversion from Toscana to the Kelton and Mandy Larsen Property. Mr. Larsen will provide a two-acre parcel for the future well site.

RESOLUTION NO. 2017-6 (Application to Transfer Point of Diversion from Toscana to the Kelton and Mandy Larsen Property): Resolution 2017-6 was introduced to the council by title and read in full by Councilman Cherrington. It was moved by Councilman Cherrington and seconded by Councilman King to approve Resolution No. 2017-6. Thereupon, the clerk called roll upon said motion.

Those voting aye: Councilmen Arnell, Cherrington, Garner, and King
Those voting nay: None

Thereupon, the mayor declared the motion passed. A copy of said resolution is attached hereto marked “Attachment 1.”

SALE OF BUSINESS PARK LOT 12 BLOCK 2 RATIFICATION AND POSSIBLE ADOPTION: Resolution 2017-7 was introduced to the council by title and read in full by Councilman Cherrington. It was moved by Councilman Cherrington and seconded by Councilman Arnell to approve Resolution No. 2017-7. Thereupon, the clerk called roll upon said motion.

Those voting aye: Councilmen Arnell, Cherrington, Garner, and King
Those voting nay: None

Thereupon, the mayor declared the motion passed. A copy of said resolution is attached hereto marked “Attachment 2.”

WATER STUDY FEE REVISION DISCUSSION AND POSSIBLE ADOPTION: Randy Johnson of Forsgren Associates will present to the council his findings to the potable water rate study. The rate would be figured on capacity of the building, multiplied by a base rate. Currently the city charges a base fee depending upon the size of the pipe that feeds the meter. The new rate fee would be more equitable and accurate for maintenance and replacement costs.

ECLIPSE EVENT PLANNING REPORT AND DISCUSSION: The mayor has met with school and church organizations to plan for the eclipse event on Monday, August 21, 2017. Thousands are expected. Viewing areas are being planned, along with short and long-term parking areas. Rexburg will host an eclipse website, rexburgeclipse.org, that will also feature Sugar City. The website will be linked to the national website on the solar event.

CITY MAINTENANCE JOB OPENING DISCUSSION: The council discussed a full-time maintenance job opening to help Public Works Supervisor Arlynn Jacobson. Although the need for another employee has been discussed for awhile, it is not included in the budget. Mr. Jacobson volunteered to cut back on summer help in order to start the process of training. The council is also concerned about safety. They asked for a breakout of what a full-time employee would cost the city and will resume the discussion at the next meeting.

DEPARTMENT REPORTS:

COUNCILMAN KING: No report

COUNCILMAN CHERRINGTON: No report

COUNCILMAN ARNELL: No report

COUNCILMAN GARNER: No report

Meeting adjourned at 8:00 p.m.

Signed: _____
David D. Ogden, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer

The City of Sugar City, Idaho

Resolution No.: 2017 - 6

“A Resolution to Approve the Application for Transfer of Water Right – Points of Diversion, to the State of Idaho Department of Water Resources Moving the Current Point of Diversion from the Toscano Subdivision, to the Industrial Park Located in the Kelton and Mandy Larsen Property.”

WHEREAS, the Council of the City of Sugar City, Idaho desires to facilitate the transfer of a water right point of diversion from the existing Toscano subdivision to the Northeast corner of the Kelton and Mandy Larsen property, in order to place a new well and tank sometime in the future; and

WHEREAS, Kelton and Mandy Larsen have agreed to the provision of a two-acre parcel in the Northeast corner of their property;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, AS FOLLOWS:

The City Council of the City of Sugar City, Idaho hereby approves the submission of the Application for Transfer of Water Right – Point of Diversion with the Idaho Department of Water Resources and authorizes the Mayor to execute the aforementioned Application.

PASSED by the Council of the City of Sugar City on this 23rd day of February, 2017

APPROVED by the Mayor of the City of Sugar City on this 23rd day of February, 2017.

(SEAL)

David D. Ogden,
Mayor

ATTEST:

Wendy McLaughlin,
City Clerk - Treasurer

The City of Sugar City, Idaho

Resolution No.: 2017 - 7

“A Resolution to Authorize the Mayor to Execute all Required Closing Documentation on the Sale of Lot 12 Block 2 in the Sugar City Business park to Thomas Scott.”

WHEREAS, the Council of the City of Sugar City, Idaho desires to sell Lot 12 of Block 2 in the Sugar City Business Park to Thomas Scott; and

WHEREAS, Thomas Scott has made an offer and has agreed to purchase the aforementioned lot;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, AS FOLLOWS:

The City Council of the City of Sugar City, Idaho hereby authorizes the Mayor to execute all of the required documentation for the sale of the aforementioned Lot.

PASSED by the Council of the City of Sugar City on this 13th day of February, 2017

APPROVED by the Mayor of the City of Sugar City on this 13th day of February, 2017.

(SEAL)

David D. Ogden,
Mayor

ATTEST:

Wendy McLaughlin,
City Clerk - Treasurer