

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, FEBRUARY 27, 2014

Presiding: Mayor Glenn W. Dalling
Meeting Convened at 6:30 p.m.
Prayer: Vaun Waddell
Pledge of Allegiance

Present: Mayor Dalling; Sharon L. Bell, Clerk; Wendy Walker, Treasurer; and Councilmembers Bruce King, Lamont Merrill, Vaun Waddell and Burch Drake; David Ogden of Planning & Zoning Commission; Joe Law, Standard Journal; Terry Butikofer of The Development Company; Richard Horner of the City of Rexburg; Scott Johnson, Economic Developer for the City of Rexburg; Matt Hansen, president of Sugar City's summer ball leagues; Aaron Swensen of Forsgren Associates; Aisha Ploth; Brandon Coles; Karli Willden; Chase Willden; Jared Ostermiller; Ryan Klingler; Sheryne Harris; Jeff Singleton; Jocelyn Kam; Jesi Hanosky; Kooper Hanosky; Jilyn Hansen; Matt Christensen; and Ben Mattson.

The mayor asked if there were any corrections to the minutes of the regular meeting held on February 13, 2014. Each councilmember had a copy of said minutes prior to the meeting. It was moved by Councilmember Merrill and seconded by Councilmember Drake to accept said minutes; motion carried.

PLANNING & ZONING REPORT: P&Z Chairman David Ogden addressed the council.

Review of title 10, sections 10-3-1 to 10-3-4, and 10-4-2; and recommendation on the short application procedure: David reported that the Planning and Zoning Commission recommends to the mayor and council that the short form for preliminary plat approval be approved for use to meet the requirements of city code section 10-3-4 for the following reasons:

- (1) The short application allows for the subdivision of property using metes and bounds descriptions and without the final plat phase (section 10-3-4-A). This means that the owner wishing to divide their property would not have to pay the significantly higher amount required to provide an actual plat, therefore, protecting these smaller requests from an unnecessary burden.
- (2) The "short application" better provides for the meeting of the "General Requirements" specified in section 10-3-4-B, where the "full application" does not. There are too many requirements that may not be applicable, and would confuse the applicant. The short application would keep the process simple and understandable.
- (3) The Commission feels that use of the short application would better facilitate its workings, and keep separate the method needed for these two different types of property divisions, thereby making it less confusing.

Discussion was had on the short form for preliminary plat approval. Chairman Ogden said we could make changes in the code, if needed at a later date. This current application is for the division that is pending.

MOTION: It was moved by Councilmember King and seconded by Councilmember

Waddell to approve the proposed short form for preliminary plat approval recommended by the Planning and Zoning Commission; motion carried.

CITY OF REXBURG URBAN RENEWAL DISTRICT: Terry Butikofer of The Development Company and Richard Horner of the City of Rexburg addressed the council. They are proposing a City of Rexburg urban renewal area, which affects some of Sugar City's annexed property and their impact area. Sugar City has a period of time to review the proposed resolution that Mr. Butikofer presented. The purpose of urban renewal districts is to make it easier for communities to obtain funding to improve their infrastructure. In urban renewal districts, improvement projects are sponsored by an urban renewal agency that bonds to secure funding. Bond payments are paid by businesses that benefit from the improvements. Both county and city taxes go toward bond payments over whatever period of time the bonding agency agrees. Mr. Butikofer said they would like a working meeting with Madison County, Sugar City and Rexburg. The mayor thanked Mr. Butikofer and Mr. Horner for their time.

ECONOMIC DEVELOPMENT FOR SUGAR CITY – Q&A: Scott Johnson, executive director for Rexburg/Madison County, addressed the council. Mayor Dalling had asked him to report on some types of businesses that may succeed in Sugar City. He said we need to decide where we are now and where we want to go. He can give us ideas, but the community needs to come up with the answers. He suggested that perhaps we could use our name to create businesses, and he said he would love to see a candy factory here. The city needs to review its assets and limitations. He said Envision Madison might provide some help. Mr. Johnson said the revitalization of businesses in Sugar City must be done by residents. Often there are people who want to develop a business but they don't know how to do it. His opinion was that we should focus on entrepreneurship. Great ideas most often come from residents and students. He would love to work with the community and to help them pursue their vision.

Mr. Johnson said there is no public transportation that connects the residents of this area with Jackson Hole, West Yellowstone and other surrounding areas. They are asking Sugar City for a small donation to support a transportation study from Rexburg to the areas referred to. They would like to conduct a pilot program this summer. They would like to connect all the available transportation in the region.

The mayor asked Mr. Johnson if they had any information about the Toscano development. He said he will have information soon as to who owns it. He feels that there is great potential for this property because of its location. He concluded by saying that he was happy to help us in any way he could.

SUMMER BALL LEAGUES: Matt Hansen, president of Sugar City's summer ball leagues, addressed the council. The Sugar-Salem youth, approximately 220 kids, have been playing with St. Anthony up to 12 years ago. Five teams use the high school field. It would be a huge benefit for them to have fields to use in Sugar City. They would love to use the fields; however, they would need several improvements, including pitching mounds. Mr. Hansen will make a detailed proposal to Councilmember Waddell regarding details of what needs to be done for council approval.

TRANSPORTATION STUDY: Aaron Swensen of Forsgren Associates addressed the council. Discussion was had on U.S. Highway 20 ingress and egress at the north side of the half interchange in Sugar City. Mr. Swensen said the Idaho Transportation Department (ITD) has

cracked the door just a little on allowing ingress and egress on the north side of the interchange. He met with ITD officials to see what kind of complications we could run into. The largest one is the location of the John Pocock building on the west side of the Business Park. He suggested that a frontage road off the proposed on-ramp to U.S. 20 would be the best option. ITD officials asked that the city have a little skin in the game. How much do we want to put into this to see what funding resources are available and to apply for a grant? It would be an addendum to the transportation study. Rural Development has some planning grants with a 50-50 match in the \$20,000 to \$25,000 range. His proposal would be to see what funding is available for a project like this. The mayor expressed appreciation to Mr. Swensen for his efforts.

DISCUSSION ON PROPOSED ORDINANCE RESTRICTING LARGE VEHICLES

FROM PARKING IN RESIDENTIAL AREAS: This problem was not discussed. However, the council should review the proposed ordinance for discussion in the next meeting.

DEPARTMENT REPORTS:

COUNCILMEMBER KING: Bruce reported that he posted on the city website Tom Fleming's election as secretary of the Planning and Zoning Commission February 20, 2014, filling the vacancy left by the death of long-time commissioner Steve Hawkes.

COUNCILMEMBER MERRILL: The mayor reported that Todd Harris had written a letter saying he would like to be annexed into Sugar City. He and Lamont met with John Millar. Two new sewer lines are in the Rexburg public works projects for this year. A meter station would be installed to measure Sugar City's wastewater. All of Sugar City's impact area wastewater southwest of town would run into the new line along 2nd East, leaving the old line on Idaho Highway 33 free to handle other sewer flows. Sugar City would still maintain its metering station at the intersection of Moody Highway and Idaho 33, and all wastewater from developments in the south part of town, including Old Farm Estates, would run down the old line, easing capacity pressures in the existing trunk line.

COUNCILMEMBER WADDELL: No report.

COUNCILMEMBER DRAKE: No report.

MAYOR'S BUSINESS:

City credit cards: The mayor reported that he received a request from Public Works Director Zane Baler for a city credit card. At present the city clerk and treasurer have credit cards that are kept in the city offices but used as needed. Following a discussion by the city council, the mayor concluded that the consensus of the council was that they are very cautious about additional employee credit cards. If additional cards were to be issued, they would basically be used for travel and should be kept in the city office with the other two existing cards.

Todd Harris property in impact area: The mayor reported receiving a letter from Todd Harris reassuring us that he would like to be annexed into Sugar City. The letter is available for council review.

Meeting adjourned at 8:55 p.m.

Signed: _____
Glenn W. Dalling, Mayor

Attested: _____
Sharon L. Bell, Clerk