

## SUGAR CITY PLANNING AND ZONING MEETING MINUTES

### REGULAR MEETING

November 7, 2013

Commissioners in attendance: Steve Hawkes, Tom Fleming, Russell Thurston, Dave Ogden, Randall Miller, and Sam Lines.

Others in attendance: Kelton Larsen, Terry Mortensen, and Ron Arnold

7:00 p.m. Meeting was called to order by Steve Hawkes.

**Minutes:** Steve proposed amendments to the minutes of the October 17<sup>th</sup> meeting. Randall moved to approve the minutes of the October 17, 2013 meeting with the amendments included. Dave seconded the motion. There was no other discussion and all were in favor.

### CITY COUNCIL MEETING REPORT

Bruce King presented items that were discussed in the City Council meetings that were held on the following days:

1. October 10, 2013
  - a. Changes in zoning will be required for the River Bend development.
  - b. Steve Hawkes discussed the situation with the Oliphant property with the Council.
  - c. A new sidewalk was being constructed in front of City Hall.
  - d. The Council has approved a relaxation of the hardened surface standards for the front yards of residences with 40% being allowed. Driveways that are 24 feet wide are also allowed.
  - e. The Christmas Dinner for the City leadership will be held on Thursday December 19 at 6 PM
2. October 24, 2013
  - a. The status of the City Storage Building was reviewed.
  - b. The arrangement of health insurance for city employees was explained.
  - c. ATT has accepted the \$4000/month fee for the use of the water tower for cell phone antennas.
  - d. The City Hall façade will be built in the spring of 2014.
  - e. The Tricity Wastewater Agreement is being reviewed.
  - f. The readiness of the city for development was discussed.
  - g. Tree trimming in the city is under the direction of the Tree and City Beautification Committee.
  - h. The issue of the capacity of the trunk line to Rexburg was discussed.

## COMMISSION BUSINESS

1. Terry Mortensen presented proposed plans for River Bend project and discussed changes with the commission. The property will need to be rezoned possibly to Multiple Use. Bay homes are proposed in the area between the road and the pond, and a frontage road will be needed. Phase 4 will be changed with the pond being larger. The plan for the roads within the development was discussed. First time homes will be added to the development. The bridge on the neighboring road will be moved and replaced. A density of 125% is allowed if the amount of open space is increased. There is not an issue with the water right for the development, and a well will be drilled. The procedure for creating a preliminary plat was discussed. It was suggested the zone will need to be changed before the preliminary plat is created. The question was asked by Steve about whether a special use permit is required for each phase of the development or for the development as a single entity. Terry indicated that the infrastructure will be in place in phases.
2. Kelton Larsen with Ron Arnold assisting as his representative discussed the possible construction of a facility for his trucking company on the west end of 3<sup>rd</sup> north. Kelton wants to buy the land but first wants to have the zoning changed. Currently the property is zoned Ag and will need to be changed to Commercial. The part of the property which will not be used for the trucking facility will continue to be farmed. Thirty tractors will be parked on the property primarily on weekends with the trailers being loaded approximately 50% of the time. The condition of the streets and bridges where the trucks will travel was discussed. A public hearing will be needed to consider the zone change. Sam Lines moved that a public hearing be scheduled for December 5, 2013 at 7 PM for a proposed zone change from TransAg to Commercial for Mr. Larsen's proposed property. Randall seconded the motion, and it was approved by a unanimous vote by the commission. The format and guidelines for public hearings were reviewed.

**The meeting was adjourned at 8:47 p.m.**

*Steve Newker*

*5 Dec 2013*