

## SUGAR CITY PLANNING AND ZONING MEETING &

### PUBLIC HEARING MINUTES

THURSDAY, DECEMBER 3, 2015

Commissioners in attendance: Dave Ogden, Eileen Kershaw, Brent Barrus , Hans Redd, Bill Barnhill, Tyson Harris

Others in attendance: Jeff and Randy Lerwill, Cliff, Zane , Kurt ,Scott Johnson and about 30 property owners

7:35pm: Dave called the meeting to order and explained the purpose of the public hearing.

#### PUBLIC HEARING REGARDING ZONING AND ANNEXATION OF LARSEN, NEELEY PROPERTY:

Since no one was present to represent the owners of the property, Dave explained the request for the annexation and the product that will be produced . No one spoke for, against or neutral so there was no need for any rebuttal . The hearing closed at 7:45pm.

8:00 pm

#### PUBLIC HEARING REGARDING PROPOSED COMPREHENSIVE PLAN AND LAND USE MAP:

Dave instructed those present to please keep their comments to about 2 minutes, to keep them simple and to be respectful. He asked the P and Z board if they had discussed these issues with anyone and their answers were negative.

RANDY LERWILL: reviewed the history of the property first purchased by Gary Stillman nine years ago. He compared Sugar City's situation to that of Chubbuk and Ammon when Idaho Falls and Pocatello were growing very fast. He compared the number of building permits Issued in Rexburg to those issued in Sugar City and tried to explain what their vision was for the future of the development. Using maps he explained the property involved in the Phase 2 project .

There were no questions for Randy from the board but some in the audience asked about lot size, density , plans for lighting, how high the apartment buildings might be and what patio homes are. There were some questions about streets, parking and traffic.

ALLEN DUNN, superintendent of the Sugar Salem School district:

Mr. Dunn stated that the school board would not want to go on record as being either for or against the proposal. The school district is near the bottom of the districts in the state with its tax base and he felt more tax base would be positive for the schools.

SCOTT JOHNSON: He works for the city of Rexburg and stated that it is very difficult to maintain a city with taxes from only family homes however, he was neutral on the proposal.

PAUL JEPPSON: asked for more information on the multiple use zoning and felt that the plan should have high density in the center and taper out .

BECKY JEPPSON: showed a picture of the view from their home which could be lost and felt that the businesses in the city should be revitalized before starting more businesses.

TODD LINES: stated that he is not in favor of changes in the master plan and feels this will bring traffic problems ,crime and strip malls which decrease property values.

DICK JOHNSON: is not in favor of any of the changes and feels it is an insult to the community. Building needs to blend into the existing town and these changes will change our way of life.

RAY BARNEY : is a past member of the P & Z board and feels that we should keep the original zoning and follow the ordinances. He is afraid widened roads could take too much of his farm property and is concerned about the canal easements.

DEBRA THOMPSON: asked for more information and definitions on the terms used.

NATELIE CLEVERLY: shares the same views that Becky Jeppson expressed .Wants to keep Sugar

City the same and is concerned about what new homes will look like in 10 years. People don't stay in small homes and apartments and garbage the place up.

KEVIN CLEVERLY: knows we need a bigger tax base but feels he needs more information

9:30: Comments were closed.

#### **PUBLIC HEARING REGARDING ZONE CHANGES FOR OLD FARM ESTATES:**

Dave Ogden took some time to explain the zone changes and read into the record some comments received by mail from Brent Kinghorn, Robert Searcy and Paul Jeppson. These comments are posted with the city and can be read at the city office.

TIME WAS THEN GIVEN FOR OPPINIONS ON THE ZONE CHANGES. No one spoke in favor or neutral

SAM LINES: spoke in opposition and read some of the goals for the city found in the

Comprehensive plan and feels the changes do not follow this plan. She is afraid some of the Phased will be started and not finished when the money runs out. This creates spot zoning

BART HUNT: knows that the city is in a tough spot to make taxes do all that needs to be done.

He feels zoning property multiple use will give the developers a blank check but that we need to look for compromise with the issues. He also feels we need more planning and information.

MARY LOUISE BARNEY: quoted the number of homes in Sugar City now at 434. With homes on 140 acres, that could bring the number of homes to 1200 or 2000 and that business and homes are not a good mix.

TODD LINES: feels that the master plan already allows for business and high density development, that changes would be good for developers but not good for the citizens of Sugar City. We need to weigh in on the side of the citizens.

RAY BARNEY: He is not in favor of multiple use changes.

9:55pm: Comments on zone changes were closed.

## PUBLIC HEARING REGARDING A PROPOSED PRELIMINARY PLAT APPROVAL FOR OLD FARM ESTATES:

BART HUNT: expressed a qualified in favor because it is better than the old one but is not in favor of zone changes

SPENCER COOK: He is neutral but wonders what the tax benefits will be. He is afraid changes will give the developers a blank check. He knows the city needs to grow but feels it can be done with compromise. He would like more information on tax benefits and density.

DAVE THOMPSON: is glad he is not in the shoes of P&Z and city council. Running the city is a real juggling act but can be done. We must be wise and plan properly. Growth and change will happen but needs to be planned. He needs more information.

MARY LOUISE BARNEY: is against and wonders what will happen to 7<sup>th</sup> west because it will not support all the traffic coming from the development. She expressed concern about the water situation.

ROBERT SEARCY: neutral but has calculated that from the first phase of homes there will be 80 cars a day on Cutler Ave. He suggests that exits go in before housing units.

TODD LINES: is neutral and expressed a need for small homes for young families. Feels they aren't being considered.

10:20pm: comments were closed.

### REGULAR P& Z MEETING MINUTES

#### CONVENED AFTER THE PUBLIC HEARING

10:25 pm: Dave opened the meeting.

MINUTES: Brent Barrus moved the minutes be approved as read. Hans Redd 2<sup>nd</sup> the motion and all voted in the affirmative.

Discussion on the Old Farm Estates proposal was tabled until the next regular meeting schedules on December 17<sup>th</sup>.

## LARSEN ,NEELEY PROPERTY ANNEXATION:

There was a short discussion on this issue. The neighboring property owners have all agreed to the annexation. A Grant of \$ 500,000.00 is being finalized. This will help pay for the cost of providing water, power, roads and sewer to the property. With the belief that we should not go further that is needed, the zone will not be changed but will stay as a C-2.

Bill Barnhill made a motion that the Larsen, Neeley property be annexed into the City of Sugar City with a C-2 zone . Tyson Harris 2<sup>nd</sup> the motion and the vote of the board was unanimous in the affirmative.

11:10 meeting was adjourned.

Next meeting will be December 17 at 7:00pm