

Sugar City Planning and Zoning Commission  
Regular Meeting February 5, 2009  
Minutes

**Commission attending:** Brian Hawkes, Vaun Waddell, Ray Barney, Steve Hawkes, Joy Ball, Renee' Christensen, Bruce King (city council liaison)

**Public attending:** Lyle Jeppeson, Caden, Christensen, Hyrum Sharp, Jeff Wilding, Corbin Lewis, Cooper Speakman, Kent Chalmers, Derik Taylor, Carter Smith, Cardston Stanford, Gordon Speakman, Brad Speakman, Lane Price, and Mike Birch.

Chairman Hawkes called the meeting to order.

The minutes were reviewed, and stating a correction by Vaun, were passed.

**Lane Price, and Mike Birch** presented a plan for development on Sandra Balls property. A hotel and indoor water park. Eight to nine stories tall, which would require a variance.

Issues discussed were:

- Water issue. Where they would get their water-we are almost at capacity.
- Traffic flow
- Zoned commercial. Need C2 or C3?
- When they want to start the development Fall 09'-Spring 10'
- Applications will need to be filled out

**Bruce King** – city council liaison reported on city council meeting:

- ❖ Auditor report-Sugar City in good financial condition
- ❖ William Forsberg New city attorney was approved by the city
- ❖ Title 9 and 10 revisions approved by the city, formally adopted 2/12/09
- ❖ Highway 33 minor arterial not a major collector on State Map
- ❖ How long records should be retained by the city
- ❖ Old farm estates covenants– sent to William Forsberg attorney to review.
- ❖ City of Hayden-Adult entertainment code- a good code recommended to Bruce by Jerry Mason.
- ❖ Bruce ended 8:10 p.m.

Discussion on changing transportation map to designate Highway 33 a minor arterial on our map. Nobody opposes this change pending discussion in City Council.

Commission Business – meeting with Rexburg on Jan. 29<sup>th</sup>  
Design Review – schools and other institutional buildings  
Uniformity in their (Rexburg) parks  
Sign standards – addressing the issue of temp signs

Steve get a copy of Madison Co. Land use zoning and transportation maps, we can use for references.

Give a copy to Brent McFadden once our maps have been adopted.

Inter-local agreement. We need to locate it and sign it.

Priority A 2009 list was revised.

1. Title 9 revision
2. Re-zoning
3. County impact area
4. Windmill ordinance
5. Sign
6. Lighting
7. Home/business & occupation

Keep a watch on by-pass road East Parkway, and its entrance point to Sugar City.

Discussion of stimulus funds and if there is any for us to use what would we want the money to go towards. First and second priorities by P&Z are:

3<sup>rd</sup> South improvements

So. Teton avenue improvements

\*someone to write a grant for these funds

Chairman Hawks suggested by next P&Z meeting: February 19, 2009 everyone read Title 10 revisions submitted by Vaun on development agreements and restrictive covenants.

Chairman Hawks read Attorney William Forsberg acceptance letter. William Forsberg should review our definition of adult business-make sure it is legal

Who will be attending the meeting in Pocatello on Feb. 28<sup>th</sup>?

Chairman Hawkes adjourned the meeting.

*Approved 19 Feb. 09  
Vaun Wardlaw  
acting chair P&Z.*