

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, MARCH 24, 2016

Presiding: Mayor David D. Ogden

Meeting Convened at 6:30 p.m.

Prayer: Bruce King

Pledge of Allegiance – Troop #109 posted the colors and led in the pledge of allegiance

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilmen Bruce King, Joe Cherrington, Matt Garner, and Bruce Arnell; Chairman Brent Barrus of the Planning and Zoning Commission; Sugar City Building Inspector Cliff Morris; Rexburg Standard Journal Reporter Lisa Smith; Scout leaders Dan and Eric Porter and Spencer Cook. Scouts and parents – Chandler Dodson and mother Cami Dodson, Garrison Madsen; Kai Westwood and mother Kathie Westwood. Citizens Bo Crofoot, Rachel Distelhorst, Beau and Hannah Fuquay, Kevin Fogle, Paul Jeppson, Barry and Laurie King, Elaine King, Todd Lines, Jim Martin, Greg and Elaine Presler, and Travis Williams.

Mayor Ogden asked if there were any corrections to the minutes of the regular meeting held on March 10, 2016. Each councilman had a copy of the minutes prior to the meeting. It was moved by Councilman Garner and seconded by Councilman Cherrington to accept the minutes; motion carried. The council asked that a copy of the minutes be printed out for each councilman.

PLANNING & ZONING COMMISSION REPORT: Commissioner Brent Barrus reported on items of business:

River Bend Ranch: Commissioners continued their review on the preliminary plat and design review applications. City Attorney Bill Forsberg was invited to the meeting to help with review guidelines and procedures. He gave the commission a basic history and explanation of the subdivision process as well as design review and plat review handouts. Commissioners will take time to review the applications in relation to the information given to them before setting a public hearing date. The Madison County fire inspector also attended the meeting and explained why the current plans do not meet the fire code. All roads need to have an exit. There was at least one road without an exit.

Title 9 Revisions: No report

City Impact Area Increase: The commission is also working on expanding the city's impact area to push further west instead of north to the county line road as suggested earlier. The commission will also poll Salem residents which may help the Sugar impact area expansion. A monthly joint commission meeting is scheduled to begin next Tuesday. Chairman Brent Barrus, and Commissioners Dave Thompson and Clay Rasmussen will represent Sugar City with appointed members of the Madison County Planning and Zoning Commission. The joint commission is set up by ordinance to help mitigate impact changes between cities and the county.

Design Review Board: Design review is only for commercial buildings, not residential buildings. Currently, the city code designates the planning and zoning commissioners as voting

members of the design review board. However, it is thought that the board would be better served if the city engineer, public works director, and a city councilman served on it. River Bend Ranch officials have their own design review committee.

ORDINANCE TO ANNEX DALLING PROPERTY AND ZONING – POSSIBLE

ADOPTION: The council did not adopt the commission’s recommendation to annex and zone the Dalling property. Councilman King suggested that the commission present their Findings of Fact in reference to specific provisions of the city code and Comprehensive Plan and state their reasons why they recommend annexation and a certain zone or zones for the property rather than just stating opinions that the applicant followed proper procedure in completing and submitting the application and stating that the applicant met general requirements of the plan and code. The council also had questions about the legal description, water rights, and zoning.

The legal description is confusing, and although the county and city attorneys had reviewed the description before publication, the council asked that it be reviewed.

The legal description also mentions 20 shares of water rights. The council wanted to know if they transferred to the city upon annexation.

Community Commercial (C2) was the recommended zoning for the Dalling annexation. Councilman King asked if there might be a better zone to consider, which would be less permissive, or, that the property be divided into two zones - C2 for the property next to Idaho Highway 33 and Single-family residential (R1) for the property south near the school. The council will review the recommendations at the next meeting.

ANIMAL ORDINANCE FINAL DRAFT: The revised animal ordinance will be sent out to each resident with the May utility billing. The draft will show the changes made and notice will be given for three public hearing dates.

MOTION: It was moved by Councilman Cherrington and seconded by Councilman Garner to set three public hearing dates on the 26 May, 9 June, and 23 June and to notify the public of the changes in the May utility mailing; motion carried.

CITY PRIORITY LIST: The council discussed several items on the city priority list and how to complete them.

- Generators – Do we have sufficient back up and what would it take if not?
- Safe Route to School – Add crossing lights – suggested a grant to help.
- Establish & Update Impact and other City Fees – Invite City Engineer Dick Dyer to help establish fees and City Attorney Bill Forsberg to draft and present the legal process to institute impact fees.
- Rerouting Kershaw 6” line from under the school building – City Public Works Director Zane Baler invited to report on how and when.
- SCADA System – Zane Baler will be invited to give an updated report.
- Digitize Records – Contact Caselle for an update on the new software system installation already authorized and prioritize digitizing old records.
- Map city meters with current GIS locations – Zane invited to report on cost, etc.

RIVER BEND RANCH PRELIMINARY PLAT DISCUSSION: See report under “Planning and Zoning.”

MISSION STATEMENT: No discussion.

EXECUTIVE SESSION:

8:50 P.M. It was moved by Councilman Cherrington and seconded by Councilman Garner, pursuant to Idaho Code 74-206 1(f), “Legal counsel on a pending or imminently likely litigation, not merely when legal counsel is present,” to move into executive session. The mayor called for a roll call vote:

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

Thereupon the mayor declared the motion passed.

9:35 P.M. The executive session ended and the regular council meeting reconvened. No decisions were made and there was no deliberation.

ORDINANCE NO. 312: The council did not make a decision on Ordinance No. 312 but will consider it at a later time.

DEPARTMENT REPORTS:

COUNCILMAN KING: Councilman King reported that there is some concern with motorists exceeding the speed limit on 3rd South. He mentioned that there seems to be a different speed limit posted in each direction of travel and asked the city to fix the signs.

COUNCILMAN CHERRINGTON:

Easter Egg Hunt Date: Councilman Cherrington reported he is ready for the Easter Egg Hunt this Saturday, March 26, at 10:00 am. There will be over 2,000 coupons and money giveaways. Don’t be late!

COUNCILMAN ARNELL: No report.

COUNCILMAN GARNER:

City wide clean-up: Councilman Garner reported that this year’s spring clean-up is scheduled for Monday, May 9.

MAYOR’S BUSINESS:

Salt Lake Express Building Permit Application: Planning and Zoning reviewed the plans and approved the application for an addition to the Salt Lake Express building. A letter of recommendation was sent to the county, since the business establishment is in the city’s impact area. Becky Jeppson, an adjacent neighbor, expressed concerns about additional noise and light pollution. The mayor met with Salt Lake Express Owner Jacob Price and made him aware of Jeppson’s concerns. Mr. Price agreed to help mitigate those issues with the addition.

Fertile Peat Plant – Sewer/Water Line Update: The sewer line is pushed under the canal bed but did not quite line up with the connecting pipe. A new manhole will need to be made to help the flow from one pipe to the other. The project is on schedule and may have surplus funds available to put toward roads.

AT&T Additional Equipment Placement: AT&T is looking at renting the cement pad Syringa was using. Syringa was paying the city \$800/month to use the pad and space on the water tower. The

mayor will decide what to charge AT&T, which is one of the city's biggest leasees on the tower.

State Water Mitigation Result: Sugar City may join with Pocatello and other southeast Idaho cities or with the Fremont Irrigation Canal Company, which represents farmers, to meet its state water-mitigation responsibilities. Since, it will cost less to join the coalition of Idaho cities, the city decided to join with them.

ADA Ramp Bid Award & Contract: Hill & Sons was chosen as the ADA Sidewalk Ramp contractor. The bid came in at \$5,100/per ramp. The total grant awarded enables the city to install about 10 ramps. However, the city has identified locations for only seven ramps. The city will have to decide how to use the surplus funds and what constraints there are within the grant.

Meeting adjourned at 10:00 p.m.

Signed: _____
David D. Ogden, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer