

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
PUBLIC HEARING - THURSDAY, APRIL 6, 2017

Commissioners in attendance: Brent Barrus, Dave Thompson, Jeanne Wright, Tyson Harris, Val Bush

Others in attendance:

Ard, Bruce	Fuquay, Timothy Beau	Madsen, Betty	Ricks, Charles
Adams, Steven	Hoopes, Necia	Madsen, Ralph	Ricks, Karalee
Barney, Mary Louise	Jeppson, Paul	McDougal, Ray	Roland, Kurt
Bird, Connie	Jones, Shelley	Merrill, Lamont	Searcy, Robert
Brandt, Rebecca	King, Elaine	Morgan, Craig	Sharp, Laina
Brown, Jess	King, Laurie	Morris, Darcee	Thompson, Debra
Call, Alan	King, R. Barry	Morris, Mitchell	Walker, Blake
Call, Jane	Kinghorn, R. Brent	Nielsen, Jeff	Williams, Amanda
Cleverly, Nantalie	Lerwill, Jeff	Nielsen, Lawrence	Williams, Suzanne
Crofoot, Bo	Lerwill, Ryan	Nielsen, Robert	Williams, Travis
Crofoot, Jodie	Lines, Christine	Orme, Brad	Williams, Troy
Distelhorst, Rachel	Lines, Todd	Orme, Daedre	
Fuquay, Hannah	Lusk, Barbara	Pinnock, Glade	

7:06 p.m.

The meeting was called to order by Brent Barrus.

Pledge of Allegiance

Public Hearing on the applications for Old Farm Estate Division # 3 Preliminary Plat and Zone Change.

Dave Thompson stated that although he lives across the street from Old Farm Estates there is no conflict of interest.

Brent Barrus went over the rules for a public hearing.

Brent Barrus read an affidavit signed by Shelley Jones, Sugar City Deputy Clerk, stating that the applications for a Preliminary Plat and Zone Change for Old Farm Estates Division #3 were filed with the city. The notices for the hearing were posted and published and notices of application were sent to all addresses within 300 feet in the required time prior to the hearing.

The Lerwill's presented their vision for what they would like to see happen with Division #3. Kurt Roland, engineer for Eagle Rock Engineering, gave a brief introduction and slides were presented showing drawings of the possible patio homes and apartments and businesses that could eventually fill Division #3. Jeff Lerwill also explained that they wanted to help Sugar City grow; gain a better tax base and thrive to stay alive and believes this will be a good way to help reach that goal. Bruce Ard, former Mayor of Ammon, came at the request of the Lerwill's to explain how the city of Ammon dealt with a similar situation having Idaho Falls grow out to meet them, as Rexburg is growing out to meet us, and felt this would be beneficial to Sugar City.

Brent Barrus turned the time over for public comment.

Adams, Steven – was in support of private land owner doing what he wanted to do with his property. His concern was that there seemed to be poor planning for generations, such as not having impact fees and having new developers help pay for infrastructure. He was supportive of the development.

Andreasen, Tyler & Deborah – sent in a letter expressing that they didn't feel we needed apartments in order to see growth in the city. They were concerned about the community remaining a quiet family community.

Arnold, Brock - commented that he felt it would be great to make the changes requested. It would help current businesses and help the tax base. Old Farm Estates would add money back to the community.

Arnold, Clinton - signed petition in favor of growth.

Arnold, Ron - marked in support of the applicant's request.

Ashcraft, Jamie - signed petition in favor of growth.

B., Charese - signed petition in favor of growth.

B., Kelle - marked in support of the applicant's request.

Baker, Cash - marked in support of the applicant's request.

Baker, Logan - signed petition in favor of growth.

Barney, Mary Louise - marked against on the sign-in sheet, verbal testimony was given and Mary Louise asked what the current zoning of the property was. Bill Forsberg clarified that an ordinance was adopted for the Land Use Schedule earlier allowing mixed use as the best use of this property. May Louise also had concerns about a road going through her property.

Barrus, Kent - commented that the increased tax base would benefit the city and the school district.

Berg, Kylie - marked against support of the applicant's request.

Bird, Connie - marked against on the sign-in sheet and also had a letter stating that she did not want the claustrophobic feel of apartments in her front yard. She would rather see businesses there. She was also worried about placement of roads and light pollution in her windows at night.

Brandt, Rebecca - marked neutral on the sign-in sheet.

Brown, Jess - marked against on the sign-in sheet, he gave verbal testimony sharing a study about overcrowding which showed that it can cause nervousness in people and causing psychological and emotional issues such as anti-social behavior, fighting and people were more unhealthy living in crowded environments as well.

Call, Allen - marked against on the sign-in sheet and also emailed a letter expressing that this change would go against the city's goal and causes numerous issues for the city. He votes no for the change.

Call, Jane - marked against on the sign-in sheet.

Christean, Allan signed petition in favor of growth and commented that we run the risk of languishing with no increase in tax revenue. He felt that no change approach only guarantees deterioration and the loss of all outward appeal. He felt that the city's representatives should be very receptive to those private entities that have the resources and interest in improving Sugar City. He felt that we could have a family community with strong values, while allowing changes and growth in the midst.

Christensen, Jeff - marked in support of the applicant's request and commented that he felt that there is a need to diversify our community. He felt the need for broader tax base to help keep our property taxes from increasing. He felt it would help employment opportunities. Growth is inevitable.

Clawson, Torrey commented on petition that their children are attending school in Sugar City and it is a great place with great people and deserves to thrive.

Cleverly, Nantalie - marked against on the sign-in sheet, verbal testimony was given with the concern that the Lerwill's presentation was not a guarantee of what would come as a developer could do what they wanted to their property once purchased.

Cook, Miriam - emailed a letter not supporting the applicant's request. She had concerns about the water shortages. She felt that the developers should have some large impact fees.

Crofoot, Bo - marked against on the sign-in sheet.

Cutler, Lisa - emailed a letter concerned about the traffic, possible crime from high density housing, water resources and an overload of students in the schools.

Distelhorst, Rachel - marked against on the sign-in sheet, verbal testimony was given with concerns about Rexburg's sewer moratorium.

Fransen, Dashia - signed petition in favor of growth and commented that this affects our children. They are the next generation for this town and it is important to give them a place they can call home.

Fuquay, Hannah - marked against on the sign-in sheet.

Galbraith, Kevin - marked for on the sign-in sheet, verbal testimony was given with a concern that our 41 year old infrastructure is decaying and would be very expensive to do roads, sewer and well. He felt we should have thoughtful planned growth and felt that this was. He likes what the Lerwill's are doing and he appreciated the Lerwill's. He stated that growth is coming whether we like it or not so let's be pro-active and bring in commercial and high density but be cautious. He was in favor of the zone change.

Gerdes, Bridgett - signed petition in favor of growth.

Handy, Jared - signed petition in favor of growth.

Handy, Jenn - signed petition in favor of growth and commented that Sugar is one of the poorest districts in Idaho and that we can and need to take necessary changes to make this happen.

Harris, Bryan - commented on petition that he welcomes more businesses in town and that we need more tax base to offset rising property taxes.

Hawkes, Grant - signed petition in favor of growth.

Hirschi, Brad - signed petition in favor of growth.

Hobbs, Jocelyn - signed petition in favor of growth.

Idaho Transportation Dept. - sent letter with no objection to the new development but some proposed changes for access to S. H. 33 have not been finalized.

Jacobson, Karen - signed petition in favor of growth.

Jenks, Jared - signed petition in favor of growth.

Jeppson, Paul - expressed concern over whether the applications were complete or not. He thought the plans from the presentation looked attractive. He questioned if ITD had given approval yet and if we had feedback from other public agencies. He thought there should have been a better explanation on the application than "see attached zone change map". He was also concerned with traffic safety and bottleneaking traffic. He wondered if the map met city code requirements. He was also concerned with the land use schedule working with the new zone changes.

Jones, Kimber - commented on petition that we need a bigger tax base to have better schools and take care of our infrastructure.

King, Barry - marked against on the sign-in sheet.

King, Elaine - Elaine expressed concerns over Rexburg's sewer moratorium. She felt impact fees should be in place first before new developments come in. If there are no potential developers why change zones in such a hurry. She felt the zone change went against the Comprehensive Plan. She worried about home values being lowered and felt there needed to be well-balanced growth to not overload schools, water and sewer.

King, Laurie - marked against on the sign-in sheet.

Kinghorn, R. Brent - marked against on the sign-in sheet .

Klingler, Kyle - marked in support of the applicant's request.

Lerwill, Jeff - marked for on the sign-in sheet.

Lerwill, Alana - commented on petition that change and growth is good and will benefit everyone.

Lerwill, Kalle signed petition in favor of growth and commented that growth is so important for support and opportunities.

Lerwill, Ryan - marked for on the sign-in sheet.

Lines, Christine - marked against on the sign-in sheet, verbal testimony was given with concerns about the zone change not following the comprehensive plan and that the current Land Use Schedule would not fit the Lerwill's requests.

Lines, Todd - marked against on the sign-in sheet, verbal testimony was given expressing the Comprehensive Plan not being followed and he quoted from Title 67, Chapter 65, State Government Local Land Use Planning Paperwork reminding the committee that they are to consider promoting health, safety and welfare of the people and protect their property rights.

Luke, Ian - signed petition in favor of growth.

Lusk, Barbara - marked against on the sign-in sheet, verbal testimony given expressed concern about Rexburg's moratorium on sewer issues. She felt that infrastructure for sewer and water should come first. Barbara also felt that the Lerwill's presentation isn't real and that a developer may do something different with the property than what the vision was that was presented.

Madsen, Betty - marked against on the sign-in sheet.

McDougal, Ray - marked for on the sign-in sheet, commented on petition that he doesn't want Sugar City to be swallowed up by Rexburg.

McKamey, Kelly - signed petition in favor of growth and commented that Sugar City needs and deserves to be able to determine its own growth and future.

Merrill, Lamont - marked for on the sign-in sheet, verbal testimony stated that he thought the Lerwill's wanted to address the rights and concerns of the citizens and thought they were doing what is best for Sugar City and also make an income. He recommended to vote in favor of the development.

Michaelson, Russ - signed petition in favor of growth.

Morgan, Craig - marked for on the sign-in sheet and had verbal testimony stating that he thought expanding the tax base with this zone change would be important.

Morris, Darcee - marked against on the sign-in sheet.

Morris, Mitchell - marked against on the sign-in sheet.

Moss, William - signed petition in favor of growth and commented that seeing the harm done by the Walmart move to Sugar and the school district. He supported Sugar city.

Muir, Jerry - marked in support of the applicant's request and commented that he supports development and would be nice to see something happening.

Neilsen, Robert - marked against on the sign-in sheet.

Neilson, Lawrence - marked against on the sign-in sheet, verbal testimony was given stating that people want single family homes in the community. He felt we should get community input if we want to change the Comprehensive Plan. He had concerns about the water issues as well.

Nielsen, Catherine - marked against on the sign-in sheet.

Norman, Josh - marked in support of the applicant's request.

Orme, Brad - signed petition in favor of growth and commented that we need to be reasonable with the developers who want to build here and that he doesn't want to see the area between the 2 cities be annexed into Rexburg. Verbal comment was expressed that he would like to see something happen with the property.

Orme, Daedre - marked for on the sign-in sheet.

P., John - signed petition in favor of growth and commented that we have a poor school district with very few businesses in the Sugar Salem district to pull tax money from. If we do not grow we will not stand on our own feet and will become a suburb.

Perez, Jose - signed petition in favor of growth and commented that he loved Sugar City and that it is a very friendly and great place for kids to grow up in.

Pickering, Dale (fire inspector) - marked neutral and commented that the commission should evaluate the infrastructure needs for the density of 16-24 units per acre and also the increase of ambulance calls to this development.

Pierce, Barry - marked in support of the applicant's request.

Pinnock, John - sent in a letter and had concerns with the applicant's request not conforming to the Comprehensive Plan and asked that we do not allow this change.

Pocock, Ray - marked neutral and commented that the city has a great opportunity to increase tax base and progress.

Powell, Zane - signed petition in favor of growth and commented that Sugar City will die the wayside if growth is eliminated. He felt that allowing higher density multi-family housing is smart planning for controlled growth and would benefit the surrounding community.

Quirl, Nicole - signed petition in support of growth as her children attend Sugar Schools.

Ricks, Charles - marked against on the sign-in sheet.

Ricks, Karalee - marked against on the sign-in sheet.

Rigby, Blair A - marked in support of the applicant's request and commented that he felt a real need to see changes allowing Sugar City to develop and grow. He felt this zone change would allow growth to happen in a good way. If we are not growing we are dying.

Rudd, Melvin - marked in support of the applicant's request.

Searcy, Robert - marked against on the sign-in sheet.

Sharp, Alaina - marked against on the sign-in sheet.

Shawcroft, Sari - signed petition in favor of growth.

Simmons, Hailee - signed petition in favor of growth and commented that she would like to see the city grow and felt that if Sugar City doesn't make it happen, then Rexburg will.

Smith, Ron - marked in support of the applicant's request.

Sorenson, Rachel - marked in support of the applicant's request.

Stears, Scott - marked in support of the applicant's request and commented that growth is great for the city and would expand the tax base and allow the city to have for money for schools and city improvements.

Stewart, Jared - marked neutral and commented that he didn't like the concept of mixing housing with apartments. He hopes the apartments would be well-maintained and have a fence or barrier to distinguish it from housing area and provide privacy. Was concerned about potential danger to kids and families.

Thompson, Deborah - marked against on the sign-in sheet and verbal testimony was expressed that growing too fast is not good and she wanted clarification of the percentages that a new well would cover. Lamont Merrill asked for permission to answer her concern. Given the permission he said that we have that a new well would be for projected future growth, not just for this development. Deborah also had concerns for more traffic. She wanted to make sure the P&Z were aware that they should protect local people not the developer and brought out that the Comprehensive Plan states that we should have predominant single family housing. She liked the idea of cottage homes instead of high density and businesses in front of the homes on 7th West.

Valdez, Angie - signed petition in favor of growth.

Virgin, Debbie - sent an email expressing an opposition to more apartments.

Walker, Blake - signed petition in favor of growth and commented that he felt more traffic in Sugar City would help commerce as well as provide a greater tax base.

Widdison, Stephanie - signed petition in favor of growth.

Williams, Amanda - marked against on the sign-in sheet.

Williams, Suzanne - marked against on the sign-in sheet.

Williams, Travis - marked against on the sign-in sheet.

Williams, Troy - marked against on the sign-in sheet.

Wood, Jen - signed petition in favor of growth.

Wood, Jenna - signed petition in favor of growth.

A summarization of those in favor expressed that this development would:

- be a great opportunity to increase our tax base
- be a benefit to other businesses in town
- bring more money for needed school improvements
- bring funds for aging infrastructure and other needed city improvements
- bring diversity to our community
- bring local employment opportunities
- keep fees for infrastructure repair lower for current citizens
- bring possibilities for more recreational activities for citizens
- keep Sugar City alive with necessary growth
- be preferable to non-conforming rental units
- keep Rexburg from swallowing up Sugar City
- give younger families the opportunity to live in our city at an affordable cost

A summarization of those who were neutral expressed concerns over:

- increased infrastructure needs
- increased water needs
- increased need for emergency services

A summarization of those against expressed the following concerns:

- amount of potential traffic
- increased crime that high density housing may bring
- inadequate room for students in school district
- loss of small town feel and view of nature
- noise & light pollution
- cost to current residents
- high turnover of residents
- increased sewer & water usage
- the development not following the comprehensive plan
- having more property used for apartments rather than needed business growth
- belief that developers will not pay impact and infrastructure fees

- belief that the apartments will not be well maintained
- no fence or barrier between homes and apartment complexes for privacy
- applications possibly not being complete and accurate
- land use schedule revisions not being completed before accepting the applications
- lowering of property values
- ill effects to mental & physical health and social behavior from overcrowded living

Comment period was closed and Brent Barrus read the justification that is included with the applications. There was a question as to whether the ITD had approved the plat and Kurt Roland stated that ITD had signed off on the roads in the design last week. P&Z needs to receive a copy of such letter.

10:10 p.m.

The public hearing was closed by Brent Barrus.

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, APRIL 6, 2017

Commissioners in attendance: Brent Barrus, Tyson Harris, Dave Thompson, Jeanne Wright, Val Bush

Others in attendance: Shelley Jones, Bill Forsberg, Dylan McDowell, Ryan Lerwill, Kurt Roland, Cliff Morris, Elaine King

10:25 p.m.

The meeting was called to order by Brent Barrus

10:28 p.m. Minutes:

The minutes of March 16, 2017 were reviewed.

Motion to approve the minutes: Jeanne Wright

Motion 2nd: Tyson Harris

Discussion on the motion: none

Voting was unanimous in the affirmative

10:35 p.m. Matt Garner City Council Meeting Report

No Report

10:36 p.m. Discussion on Application for Zone Change and Preliminary Plat Application for Old Farm Estates Division #3

There was minimal discussion about the previous public hearing by the commission. Bill Forsberg gave the commission a reminder about being quasi-judicial. The commission was reminded not to discuss the Lerwill's applications with the public, but to think about what their recommendations will be. Val Bush voiced he was uncomfortable with the applications and whether they fit the Comprehensive Plan requirements for the application are complete. The commission was in favor of tabling further discussion due to the late hour and the fact that there is a lot of reviewing for the commission to do in light of the many verbal and written comments received.

10:48 p.m. Commission Business: Discussion on Impact Area

No Report

10:49 p.m. Discussion on Land Use Map Revisions

No Report

10:50 p.m.

Motion to adjourn meeting: Dave Thompson

Motion 2nd: Tyson Harris

Voting was unanimous in the affirmative

Meeting adjourned - Our next P&Z meeting will be held on April 20, 2017 @ 7:00 p.m.