

Sugar City Planning & Zoning Commission  
Regular Meeting July 17, 2008  
Minutes

Commissioners attending: Ray Barney, Paul Lusk, Vaun Waddell, Bruce Bills, Steve Hawkes, Ninette Galbraith, Brian Hawkes, Stephanie Blackham

Public attending: Simon Vanderlinden, Wes Seiter, Alan Dunn, Terry Mortensen, Chad Ball, Talon Ball, Kandon Jeppesen, Cody Kinghorn, Tate McInnes, Jake Jeppesen, Sharee Palmer, Darin Larsen, Shane Worrell, Tom Garlock, Randy Johnson

Chairman Hawkes called the meeting to order. He asked if there were any corrections or additions to the minutes from July 3, 2008. There were none. Ray moved to accept the July 3, 2008 minutes. Ninette seconded and it passed unanimously.

Brian clarified that items can be added to an agenda in accordance with the Idaho Open Meeting Law 67-2343.

Darin Larsen and Shane Worrell were in attendance to discuss a zone change application for their enterprise, DiFresco. The property is currently zoned M2. Zones C2, C3 and M1 were discussed. It was determined that the C3 designation would best accommodate the uses they would like. Vaun moved to schedule and public hearing on the DiFresco application for zone change for August 7, 2008 on condition that the owners record with the county a covenant disallowing certain uses associated with a C3 zone such as service stations, hotels and truck stops. Ray seconded the motion and it passed with Bruce abstaining from the vote.

Terry Mortensen and Tom Garlock were at the meeting to present an application for annexation for the Calaway Ranch property. Terry reported that the county commissioners unanimously approved the addition of the property to Sugar City's impact area. All of the property has been taken out of the flood plain except 4 acres in the southwest corner. The developers will see that this corner is also reworked so as to be out of the flood plain. A possible MU zone designation was discussed. Ray moved to take to public hearing on August 7, 2008 at 7:20 pm the annexation application for the Calaway Ranch property. Steve seconded the motion and it passed unanimously. The commission was reminded that the property needed to be put on the present comprehensive land use map and assigned a designation.

Randy Johnson representing Forsgren Associates reported that a transportation study had been commissioned by the city council so as to be better able to address citizen concerns about the roads present and future. He stated that transportation plans are the mechanisms for funding future projects. The study will take a phased approach and be more detailed than the study that was part of the 20-year buildout study conducted by the Dyer Group. Randy stated he will be happy to report periodically to the commission on the findings of the study. It was determined by the commission to go with the transportation plan currently in the planning stages and make any necessary changes in

the spring when Forsgren's study is completed. Brian will ask the city council if a representative from Forsgren's could give expert opinion at the upcoming public hearing. Randy also suggested that a wastewater facility study could be helpful to the city in future planning.

Brian reported that he had advised Mindy Larsen to obtain a business license from the city in order to have a clogging studio.

Brian asked the commission to give input on issues that need updating, rewriting and/or discussion in the coming months. The issues agreed on are as follows: 1) rezone the city 2) variation in lots sizes for subdivisions 3) public hearings for subdivision preliminary plats 4) home business/occupation 5) update Title 10 with input from the city engineer 6) mother-in-law apartments 7) rewrite Title 9, Chapter 13 8) sunset clauses 9) adult business land classification 10) rewrite Title 9, Chapters 9, 9A and 9B 11) signage and lighting. It was determined that numbers 2, 3, 7, 8, and 9 would be given A priority; numbers 1, 4 and 6 would be given B priority; numbers 5 and 10 would be given C priority and number 11 would be given to Gary Leikness to work on.

The transportation map was finalized and the comprehensive plan land use map was also finalized. Vaun moved that the P&Z hold a public hearing on August 7, 2008 at 7:20 pm on Appendix A of the comprehensive plan (land use map) and Appendix B of the comprehensive plan (transportation map) as agreed upon this night; and to change the time of the public hearing on the Calaway annexation from 7:20 pm to 7:45 pm on August 7, 2008. Bruce seconded that motion and it passed unanimously.

Chairman Hawkes adjourned the meeting.

Accepted as printed by P&Z  
on 7 Aug 08.  
LA Walden  
acting chair of P&Z

Sugar City Planning & Zoning Commission  
Design Review Board July 17, 2008  
Minutes

Commissioners attending: Ninette Galbraith, Ray Barney, Paul Lusk, Bruce Bills, Brian Hawkes, Vaun Waddell, Steve Hawkes, Stephanie Blackham

Public attending: Simon Vanderlinden, Wes Seiter, Alan Dunn, Terry Mortensen, Chad Ball, Talon Ball, Kandon Jeppesen, Cody Kinghorn, Tate McInnes, Jake Jeppesen, Sharee Palmer, Darin Larsen, Shane Worrell, Tom Garlock

Chairman Hawkes called the design review board to order. No additional citizens were appointed by the city council to the design review board. The design review materials submitted by the developer for Toscano were reviewed. Several issues were discussed such as roads and access to the resort, lighting, directional signs, height limits, parking in the resort, RV and sport vehicle parking and landscaping. Simon Vanderlinden and Wes Seiter were there to answer questions and clarify the materials. Ray asked that for future design reviews that the phase being considered be outlined on the maps. Vaun moved to recommend design review approval of Toscano's Phase 1B according to the application submitted. Ninette seconded the motion and it passed unanimously.

Chairman Hawkes adjourned the design review board.

Accepted as printed by  
Design Review Board on 7 Aug 08,  
[Signature]  
act-ing chair of  
design review board