

# Sugar City Planning & Zoning Meeting

## March 18, 2021

Commissioners in Attendance: Dave Thompson, Christine Lines, Paul Jeppson  
Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Kurt Hibbert, Dick Dyer, Bruce King, Elaine King, Jill Moss, Barbara Lusk, Sharee Palmer, Yvonne Anderson, Jacqueline Spencer.

Meeting was called to order at 9:17 pm

### **Discussion of Public Hearing for Old Farm Estates new Development Agreement:**

Points brought up from the developer, staff, and public during the Public Hearing as listed hereafter were discussed extensively. The Commission also considered multiple options of moving forward on the new Development Agreement that would result in a mutually accepted document. All parties acknowledged the proposed agreement is not complete and would require further input and corrections by the city. A key suggestion and discussion was on having a work meeting to address the concerns expressed by the public, staff, and the Commission.

Points of interest mentioned for the work meeting include:

1. Ease of access for the park.
2. Ambiguities in both the concept and direction of several areas of the agreement.
3. Some ambiguous wording that could be clarified.
4. Discounts being applied outside the scope of the Settlement Agreement.
5. The city paying more than originally anticipated, including park responsibilities.
6. Connectivity of the open space.
7. A new agreement is not directly required by the settlement agreement (leaving the original development agreement in force)
8. The two acres for the well being gifted versus paying for the agreed amount.
9. Meeting open space requirements (also to be listed on Master Plan)
10. The small parks shown are not conducive to larger uses (playing fields)
11. The wastewater development fees have been repurposed twice.
12. Need for buffer zones or other buffering requirements.
13. There were some inconsistencies and incompleteness in maps.
14. Sections in the agreement that deal with dedication and vacations.
15. Lots need to be rezoned to open space and the proper procedures followed.
16. Need to follow code on road issues where Targhee has been platted with private access.
17. Actual qualifying open space needs to be confirmed
18. Water rights and prior liens to be resolved and required rights transferred immediately.
19. Question of claim that the bike path on 5th South is open space.
20. The development's compliance with the alternative transportation plan.
21. The Developer to be responsible for installation of turn lanes associated with 5th South.
22. Planting grass, not laying sod at the park and using realistic timelines for the park.
23. Reasonable donations worth development of park is smaller
24. Developer agreed to the alternate transportation plan.
25. Work meeting with Council, P&Z, and staff to address all concerns with the developer.
26. Recommend City Council hold a public hearing after revisions are done.

27. Moving forward in a timely manner is a concern of the developer.
28. The \$500k expected payment from the developer has not been made.
29. The Comp.Plan Survey was brought up although it was not yet ready for the public.
30. Following and keeping applicable items from the existing Development Agreement.
31. Creation of a complete updated Master Plan needs to be completed
32. Some parcels on the existing master plan are lacking roads for connectivity.
33. Some parts are not in congruence with the Settlement Agreement.
34. Other items as listed in staff reviews and submitted public documents. (see Public Hearing minutes from March 18th, 2021).

After a review of concerns, P&Z discussed their choice of actions for moving the new Development Agreement and Master Plan to the City Council. They determined revisions are necessary and the Development Agreement shall be reviewed for compliance with the Comprehensive Plan and city code at the proposed work meeting. City Council shall also address points of concern from the public, staff, and P&Z.

The Commission concluded with the following recommendation included in the Findings of Fact:

Concluding all of the above, the Sugar City Planning and Zoning Commission recommends the City Council convene a joint meeting with Planning and Zoning members and city staff to work towards editing the submitted development agreement considering input from public hearing, staff reviews, and the commission's findings. A master plan is to be developed to coincide and reflect the activities, current conditions, and future development in Old Farm Estates. The development agreement must be completed if any new development or building in Old Farm Estates is to be approved. All new construction will be built and developed exactly to city code. New development agreement shall indicate all agreed-to cost sharing and break it out in tabular format by each cost shared infrastructure: water, sewer, open space, and roads.

If the joint meetings are not conducted with all parties, then a complete compiled list by P&Z must be reviewed by the city council before moving forward to public hearing. P&Z will require time to compile public hearing, staff review, and commissioners' notes and input. City staff will prepare a working draft document for said meeting.

**Motion made** by Commissioner Lines to recommend to City Council that they accept the Findings of Fact of the OFE Development Agreement as written. That work meetings including P&Z commissioners, city staff, city council and applicants be held to organize and edit the OFE amended and restated Development Agreement based on findings of the March 18, 2021 public hearing, commissioners' notes, and staff reviews. A public hearing will be held at city council level once the document is drafted, submitted, and ready for public hearing.

**Seconded by** Commissioner Hoopes **Motion passed:** Unanimous

**Motion made** by Commissioner Lines to table review of the minutes.

**Seconded by** Commissioner Hoopes **Motion Passed:** Unanimous

**Motion made** by Commissioner Hoopes to adjourn the meeting.

**Seconded by** Chairman Thompson

**Meeting adjourned 1:40 am, March 19, 2021.**