

SUGAR CITY PLANNING & ZONING PUBLIC HEARINGS - COMPREHENSIVE PLAN, REGIONAL COMMERCIAL ZONE

At Sugar City Hall

Thursday, February 28th, 2023, 7:00 P.M.

Attendance

- Chairwoman Lines
- Commissioners Fluckiger, Taylor, Williams, Nott, Miller
- Ex officio Commissioners Shirley
- Public: Andy Oliverson, Paul Jeppson, Dave Thompson, Rees Butikofer, Shane Berger (Zoom)
- Staff: Administrator Assistant Owens, Administrator Hibbert

Public Hearing Opening: Comprehensive Plan

This public hearing is for the adoption of the 2023 Comprehensive Plan for the city of Sugar City.

Chairwoman Lines stated that the commission received an affidavit stating that this hearing has been properly noticed. She also asked if there was any ex parte or conflict of interest on this hearing and all commissioners stated there were none. Chairwoman Lines indicated that she was approached by two individuals, whom she invited to attend this meeting.

Introduction of Comprehensive Plan by Administrator Hibbert

The comp plan is a vision for the community's growth that should be revised and used as a guide. It is based on surveys, analysis and meetings with other municipalities. The text and the maps are important to show the guidelines and the impact zones. The city and the area are expected to experience tremendous growth, so the comp plan aims to avoid knee jerk reactions and preserve communities and school district boundaries. The impact zones also account for ground water protection, which is vital for the environment and public health.

Public Written Testimonies

The city engineer wrote a letter to Administrator Hibbert. He indicated that the concept of the regional commercial zone will require the city to carefully look at water treatment and sewer facility development. He suggested that wording be included to help facilitate collaboration of all involved parties with the planning of these facilities.

Public Verbal Testimonies

For

No verbal testimonies were given by the public for the adoption of the comprehensive plan.

Neutral

Paul Jeppson: 848 S 7th W, Sugar City, ID:

He indicated that he was happy to see the survey results included in the comprehensive plan. He indicated that by law, the city is required to review the comprehensive plan every 5 years.

Dave Thompson: 634 S 7th W, Sugar City, ID:

He pointed out some issues with the survey pie charts and the comprehensive plan. He suggested including the study from BYU-I and Utah State.

He expressed concerns about the following points:

- As the city applies for grants, components surrounding the alternate transportation plan and fiberoptics should be included to guide future development. Before COVID, the city was close to attaining grants for 6 tennis courts and a stage in Heritage Park. He said fiber should be a utility and controlled by the city. He said wording should be added about "fiber corridors".
- Definitions should match between the city code and the plan.
- The Zoning Map has errors and inconsistencies, such as the legend missing colors, the zoning between 7th South and Highway 33, the R2 zone not existing in the impact area, more distance between major and minor collectors, and Salem's rural ranchette zone missing.
- The Preferred Land Use Map also has problems, such as manufacturing near the half interchange, no commercial zoning by school district property, vague zoning in parts of the impact area and Salem, and other small errors/inconsistencies.

Against

No verbal testimonies were given by the public against the adoption of the comprehensive plan.

Rebuttal by Administrator Hibbert

Mr. Hibbert stated that this comprehensive plan can change and adapt in the future. Zoning should not be considered at a parcel level, but should be more general. He acknowledged many

of the errors brought up with the maps, zoning, and coloring, and will work with city staff and others to address them.

He talked about industrial areas being close to commercial areas and how this shouldn't be a concern. These industry types are "clean" and can work well together with surrounding areas.

Public Hearing Ended

Closed at 7:56 PM.

Deliberations: Comprehensive Plan

Commissioners shared their thoughts on the hearing. All leaned toward approval with the following conditions:

1. Mr. Thompson's pie shaped lot be reviewed by staff.
2. The correct survey (revision 2) needs to be added.
3. The BYU-I/Utah State study needs to be added as a supplemental material.
4. The Old Farm Estates zoning needs to be updated.
5. The manufacturing to commercial zoning color mistake across from the Business Park on the preferred land use map needs to be fixed.
6. Verbiage needs to be added surrounding the city attaining grants.
 - a. Fiberoptics
 - i. The city will manage or do this as a utility.
 - ii. Can't run other fiberoptics through.
 - b. Intermodal
 - c. Tennis Courts and Parks
 - i. The six indoor tennis courts before Covid
 - ii. Stage in Heritage Park
7. Make sure the definitions match the definitions in City Code.
8. The functional classification map needs to be added.
9. Changing the school district and the old junior high school to be commercial on the preferred land use map.
10. The school district property needs to be brown on the preferred land use map.



Motion: I move that we approve the newly proposed comprehensive plan and associated maps for Sugar City with all of the discussed changes confirmed and corrected as discussed.

Motion made by Commissioner Miller. Seconded by Commissioner Taylor.
Motion Carried.

Public Hearing Opening: Regional Commercial Zone

This public hearing is for the adoption a new Regional Commerical Zone.

Chairwoman Lines stated that the commission received an affidavit stating that this hearing has been properly noticed. She also asked if there was any ex parte or conflict of interest on this hearing and all commissioners stated there were none.

Introduction of Regional Commercial Zone by Administrator Hibbert

Much of this zone was inspired by Thanksgiving Point in Lehi, UT. The main goal was to make it a commercial zone where large-scale developers would cooperate with the requirements and benefit from having public/emergency services nearby. Changes were made to the land use table and as always, these can be amended as needed in the future.

Public Verbal Testimonies

For

Andy Oliverson: 265 Pro Peat Dr, Sugar City, ID:

Owns an RV park in the city. Indicated that he is trying to bring people off the highway and into town. He is in favor of the zone, although he is unsure why the land use schedule doesn't include RVs in this zone.

Neutral

Paul Jeppson: 848 S 7th W, Sugar City, ID:

In favor but thinks that additional adjustments are needed, such as subdivision review verbiage in 28.090, too many Y's in the land use schedule, and a water treatment plant allowed in this zone.

Dave Thompson: 634 S 7th W, Sugar City, ID:

In favor but thinks that additional adjustments are needed. He brought up the following concerns:

- Liquor allowed under certain conditions might be needed to make an area like this work.
- 28.030 specifies a 40-acre requirement. This might be too much or it might not be enough.
- Thanksgiving Point has too many Airbnb's in what appears to be family neighborhoods.
- Wants to see verbiage about Planned Unit Development.
- Wants the city engineer and staff to review open space, lot sizes, heights, setbacks, and the overall expedited process.

Against

No verbal testimonies were given by the public against the adoption of the regional commercial zone.

Rebuttal by Administrator Hibbert

Mr. Hibbert agreed with many of the comments brought up. He clarified that the Planning and Zoning administrator does not have the final say on proposed developments. The administrator is designated by the city council and approves on their behalf. He said this related section, and others will be reworded to better align with Idaho State Statutes. He agreed that the Planned Unit Development is an effective tool to ensure developers work according to the needs of the city.

Public Hearing Ended

Closed at 9:30 PM.

Deliberations: Regional Commercial Zone

Commissioners shared their thoughts on the hearing. Some concerns brought up surrounded the investment cap, the placement of a potential water-treatment placement, and adjacent manufacturing zoning.

Airbnb's can be regulated, but can't be precluded. Some commissioners expressed that Airbnb's were a positive aspect that brings money into the area.

All leaned toward approval with the following conditions:

1. The verbiage of the city engineer should be included as well as his recommendations.
2. The "C4" typo will be fixed to "RC".
3. The investment cap will be removed.



Motion: I move that we recommend to city council the approval of the establishment of the regional commercial zone and the related code, the land use schedule amendments, and the definition.

Motion made by Commissioner Miller. Seconded by Commissioner Nott.
Motion Carried.

Meeting Adjourned