

SUGAR CITY DESIGN REVIEW MEETING MINUTES
REGULAR MEETING – WEDNESDAY, JANUARY 31, 2018

Commissioners in attendance: Paul Jeppson, Dave Thompson, Cliff Morris, Shelley Jones

Others in attendance: Dave Ogden, Jeff & Marcel Parkinson,

6:15 p.m.

The meeting was called to order by: Paul Jeppson

Pledge of Allegiance

6:17 p.m. Minutes

The minutes of Dec. 21, 2017 were reviewed.

Motion to approve the minutes: Cliff Morris

Motion 2nd: Shelley Jones

Discussion on the motion: none

Motion carried

6:20 p.m. Discussion on Design of New Well Site #5 for the City of Sugar City

The committee discussed the design of the new well proposed by the city.

- The well will have brick or rock on all exposed areas. The wall will be partly underground, giving extra strength to the walls. It was suggested that brick sheeting may be less expensive than regular brick.
- In the future, when a road goes in on the north side of the well property, changing the location of the driveway from 7th W. to an entrance off of the new road would be considered so that there would only be the one traffic entrance going onto 7th W.
- The city would like to put astro-turf around the well. If it is decided to put grass in instead, they pitch would change to 3 to 1 so it would be easier to mow.
- They discussed the lighting and would aim lighting towards the well and well house to avoid light pollution, but it is understood that lighting requirements by Homeland Security will need to be met.
- Fencing around the well and property was discussed. The fencing will need a variance to meet homeland Security requirements.
- Power to the well will be underground.
- A variance will be needed for the cement roof. See code 8-4-7 A.2 (Non-reflective rubber or built up (only on roofs with less than 3/12 pitch).
- There will be no storage or trash receptacles.
- Landscaping looks good. It was suggested that more trees and bushes would be nice and possibly a park bench on southeast corner of the property that may be along the future walking path. The landscaping will be watered. There needs to be attention paid to location of trees and bushes, so that nothing would obstruct a view from the corner of the future road to the north in reference to the 40 foot clear vision triangle requirement.
- Discussion was made about the driveway. The city would like to have a gravel drive sprayed with magnesium chloride or other dust inhibiting substance and rolled with continued maintenance. A variance is needed on the asphalt or concrete requirement to allow a sealed gravel drive. It was also mentioned that the city would not want to go to the expense to pave the drive if in the future they would possibly be moving the entrance and driveway from 7th W to an entrance coming from the future road to the north of the property.
- The property is currently zoned MU2 and it was discussed that it would make more sense to have this piece of property be zoned public. The commission would recommend changing the zone for this 2 acre parcel to public.

Motion made by: Shelley Jones to recommend the city's Special Use Permit Application to Planning & Zoning, with the recommendation to allow a variance to meet Homeland Security Requirements for fencing and lighting, also recommending a variance on the asphalt or concrete requirement to allow sealed gravel and a recommendation to change the zone for this piece of property to a public zone.

Motion 2nd: Cliff Morris

Voting was unanimous in the affirmative

Motion carried

7:05 p.m. Discussion on Revised Design for Jeff Parkinson Property located at 107 N. Railroad Ave.:

Jeff Parkinson showed the commission the new drawings for an updated design for the old potato warehouse that had previously been accepted by Design Review February of 2016. The Parkinson's wished to get the Design Review Boards thoughts on the new design. After presenting their plans, the Parkinson's decided they would meet with the city's building inspector Cliff Morris and the Design Review Co-Chairman Dave Thompson to review code requirements before moving forward with the final design.

7:15 p.m.

Motion to adjourn meeting: Dave Thompson

Motion 2nd: Cliff Morris

Voting was unanimous in the affirmative

Meeting adjourned