

SUGAR CITY DESIGN REVIEW MEETING MINUTES
REGULAR MEETING - THURSDAY, JANUARY 30, 2020

Commissioners in attendance: Paul Jeppson, Steve Webster and Spencer Cook

Others in attendance: Deputy Clerk Shelley Jones, City Building Inspector Cliff Morris, Jeff Patlovich, Bret Stoddard & Johnny Watson

7:05 P.M.

Meeting called to order by: Paul Jeppson

Pledge of Allegiance

New Committee member Spencer Cook was sworn into office by Deputy Clerk Shelley Jones. Steve Webster was sworn in earlier in the week by City Clerk Wendy McLaughlin. Spencer Cook nominated Paul Jeppson to serve as chairman, the nomination was seconded by Steve Webster and all were in favor. Steve Webster nominated Spencer Cook as vice-chairman and the nomination was seconded by Spencer Cook and all were in favor. Chairman Jeppson briefly went over design review board duties with the new commissioners.

Motion to review minutes at the end of the meeting by Spencer Cook, motion seconded by Steve Webster, motion carried.

Discussion on Design Review Application for Teton Heights Apartments in Old Farm Estates Division #3:

The commission reviewed the documents sent by Mr. Jeff Patlovich. There was a concern on the placement of trees at the end of the parking rows. Mr. Patlovich agreed to move the trees to other areas on the property and keep any shrubs lower than three feet tall per city code. A landscape plan should be updated showing tree placement changes and appearance. A request was made to also show landscaping in front, back, and sides of these buildings was given as part of the required landscaping plan, since they are on the submitted mockup drawings of the apartments themselves. They discussed snow storage locations. Snow storage will be on landscaped areas not on the parking areas. The requirement of a 70/30 percentage split on the siding of the buildings has been met. The development has the required parking spaces. The development has the required garbage receptacles. The area can have less density than the zoning allows. The development will be ADA compliant with required handicapped parking spaces to access certain apartments and the manager's office and playground areas. Building setbacks will follow city code. Parking lot and building lights will comply with a Dark Sky Ordinance. Other lighting will comply with the engineer's requirements.

Motion made by Spencer Cook to table the discussion until the next meeting to be held on February 6th, 2020 at 6:00 p.m. to obtain an updated site plan with a landscape plan, an updated lighting plan, snow removal designations and possible sign placement.

Drawings are to be submitted to city hall by Monday the 3rd of February by 4:00 p.m.
Motion seconded by Steve Webster, all were in favor, motion carried.

Discussion on Design Review Application for Sugar City Self Storage:

A presentation was given by Brett Stoddard. The triangular piece of property is zoned M1, light manufacturing which allows storage units. It is located on 7th West, west of the railroad tracks near SunGlo. The property is two and a half acres. The units will be built on one acre of the south end where the road has been closed. The units will be built to fit the property. An example of the design is located south of Rexburg on the west side of the highway (red and white staggered storage units). The developer wants to use a logo similar to Sugar Salem schools and use the blue and white colors to add to the feel of the town. The school does not have a trademark for the logo. The buildings will be well lit with lights on the sides with no light pollution. There will be a low impact on the city with no sewer and water usage. There will be approximately 80 units. It will have the required 10% landscaping. Snow removal can be to the south of the property and also towards the railroad tracks. This will add something to the south end of town facing Yellowstone Ave. The initial gravel drive will be reviewed in two years. City code requires concrete or asphalt paving and will eventually need to be paved in the future. It is good use for the property as the triangular shape is hard for something to be built on.

Motion made by Spencer Cook to table the discussion until the next meeting to be held on February 6th, 2020 at 6:00 p.m. to review lighting locations and to give time to check on possible use of additional property of road nearby.

Motion seconded by Steve Webster, all were in favor, motion carried.

9:40 P.M. Motion to adjourn the meeting: Spencer Cook

Motion seconded by: Steve Webster

All were in favor, motion carried

Meeting adjourned