

SUGAR CITY DESIGN REVIEW MEETING MINUTES
REGULAR MEETING - THURSDAY, FEBRUARY 27, 2020

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

Others in attendance: City Building Inspector Cliff Morris, City Engineer Dick Dyer, Deputy Clerk Shelley Jones, Johnny Watson & Brent McFarland of JRW Associates

5:40 P.M.

Meeting called to order by: Paul Jeppson

Pledge of Allegiance

Motion made by Spencer Cook to move discussion on school ahead on agenda

Motion seconded by Steve Webster

All were in favor, motion carried

Spencer Cook shared with the committee that he does work for the school district and asked if the committee felt that would be a conflict of interest and it was felt that it would not be.

5:545 P.M. Discussion on Design Review Application for New Sugar Salem Jr. High - Action Item:

Johnny Watson was at the meeting to answer any questions on the design of the school. The addition of the school would bring changes to our community such as more traffic on 3rd North. Mr. Dyer will ask for traffic volumes in his review. The school will have 3 grades with room to expand in the future. The high school is 20 years old. The average age of schools in Idaho is 45 years.

Chairman Jeppson mentioned the code requirement of a 70/30 split on exterior materials. Snow storage is 10% of paved areas. The snow storage will exceed the 10% requirement. There will be a low-back curve on perimeter to move snow onto. There will be parking with handicapped parking areas. There will be 4 handicapped parking stalls on front side and 2 in back in staff parking area with a total of 213 stalls. The number will be verified for code. This design has worked best out of many good designs that have been reviewed with the school board and designers and school bond committee.

Commissioner Cook expressed the importance of having a separate entrance for the gym and restrooms which is better for security purposes. He shared other security concerns as well. People may not want to walk around the school to get to the gym entrance. Mr. Watson stated that this has been discussed with the school, but due to bond limit they could not put in extra parking by doors closest to gym. Security concerns were also covered during design discussions.

There will be room for 1 or 2 soccer fields. They are working with an extreme finite budget to give the school its needs and think of needs of the future. They can add additional wings in the future if needed. The school would want to segregate the older students with the younger ones in this case. The classrooms will have natural light and have fewer than 30 occupants per classroom.

Mr. Dyer stated he needed the site plan to fill in for the preliminary plat. Lighting was questioned along the bus parking, but the point was brought up that there would be no buses after dark. Mr. Dyer also wants to know what the impacts are (not design related) and would like the engineers to get information to Mr. Dyer. This will be a huge impact on the community. Discussion was brought up about needing at

least three six inch connections for fire flow and it was suggested to not have valley gutters on the entrance. The lighting plan looks good on the site plan.

As the plans go to Planning & Zoning it will have the landscape plan and a present utility plan. The property will need to be zoned appropriately. Mr. Dyer will need the engineer's plans and the city building inspector will need to evaluate the plans.

Motion made by Spencer Cook to recommend the design review application of the Sugar Salem Jr. High with the stipulation that drawings meets the civil engineers review and has the landscape plan and the appropriate zone change with Planning & Zoning.

Motion seconded by Steve Webster

All were in favor, motion carried

6:40 P.M. Discussion on Design Review Application for Business "Top Notch Jerky" - Action Item:

The commission reviewed the drawings. Mr. Dyer had a concern about the entrance being far enough back. Cars coming around the corner need to be seen. Keep the landscaping less than 3 feet to avoid accidents. Show the landscape plan and snow storage percentages. Verify if the area rear of the building is for storm water run-off. Snow storage will meet the 10 % requirement. A lighting plan with no light pollution is needed. It was stated that lights will be on all corners with no light pollution and no lighting in the parking lot. The commission would like to see a tree on each side of the entrance to break up the design on the front of the building as earlier discussed.

Motion made by Steve Webster to recommend to Planning & Zoning the design review application for Top Notch Jerky as it does meet city code with the conditions discussed of lighting, landscaping & snow removal being designated and the storm drain area being labeled.

Motion seconded by Spencer Cook

All were in favor, motion carried

Motion made by Spencer Cook to approve the minutes of February 6, 2020 as amended

Motion seconded by Steve Webster

All were in favor, motion carried

7:15 P.M. Motion made by Steve Webster to adjourn the meeting:

Motion seconded by Spencer Cook

All were in favor, motion carried

Meeting adjourned