

**SUGAR CITY PLANNING AND ZONING MEETING MINUTES**

**REGULAR MEETING**

October 3, 2013

Commissioners in attendance: Steve Hawkes, Tom Fleming, Dave Ogden and Sam Lines.

Others in attendance: Steve Sletner, Jimmy Hayson, Terry Mortenson, Bruce King

7:10 p.m. Meeting was called to order by Steve Hawkes.

**MINUTES**

The minutes of the 19 September, 2013 Planning and Zoning meeting were reviewed.

Tom moved to accept the minutes, Dave seconded the motion. There was no discussion and voting was unanimous in the affirmative.

**CITY COUNCIL REPORT**

Councilman Bruce King reported on the last two City Council meetings and the recent legislator's tour.

**COMMISSION BUSINESS**

**1) River Bend Ranch**

Steve Sletner, Land Development Business Manager of SEH, Terry Mortenson, Project Manager, and Jimmy Hayson, Engineer, presented an overview of the design philosophy and future plans for River Bend Ranch.

The design philosophy- "Doing Something Right for Our Community"

- Use the minimum of local code as just that- a minimum- and deliver more

- Consider the needs of the community- Residents deserve better

eg. Eliminate 'Rear Yard Conflict'- or back yard crowding between neighbors

eg. Cornfield turned into community

In the case of River Bend Ranch:

-By using 'coving' instead of straight streets, Steve has eliminated 1700' of pavement, which minimizes the city's overhead in street repair and maintenance

-Establish the canal and gravel pit as water features

-Eliminated most rear yard conflict and street side sidewalks by stretching setbacks from curb and placing sidewalks further from curb

-Established traffic softening, minimize intersections

-Bay houses would have hidden parking areas, and minimized street traffic by placing garages to the back and engineered open feeling areas by staggering window placement

Information regarding River Bend Ranch:

-It is assumed that an HOA will take care of the open space upkeep, and that road, sewer and water line maintenance will be provided by the city

-68 Bay homes on 15 acres- these are usually classified as town homes or detached multi-family homes

-First phase possible timing (optimistic): January- beginning approvals; May- infrastructure could begin; June or July-construction could begin.

-Second Phase would hopefully follow in one year or less- as quickly as possible

-Timing variables:

-Fall is the best time to go under the river

-The bridge will be moved in approx. one year and that will possibly connect River Bend Ranch with Toscano

Questions:

-Does the city maintain a storm water sewer system?

-Storm water criteria? County Storm water regulations?

-Storm water can't go into a sanitary system/river

Assignments:

-Look at tables and requirements in code book and be familiar with them

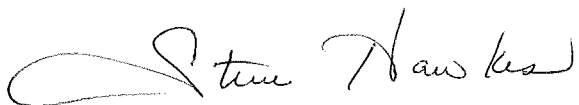
## 2) **Bob Oliphant Home**

-Mr. Oliphant wants to construct a dome style home between Walter Dietz property and Oliphant property

-The commissioners saw no conflict between design of home and code regulations as long as proper setbacks and other normal building considerations are met

Meeting adjourned at 9:12 pm

17 October 2013

 Steve Hawkins