

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING, THURSDAY, NOVEMBER 15, 2018

Commissioners in attendance: Dave Thompson, Quinton Owens, Paul Jeppson, Clay Rasmussen
Others in attendance: Cliff Morris – Building Inspector, Shelley Jones – Deputy Clerk

8:10 P.M.

The meeting was called to order by Dave Thompson.

Minutes – Action Item:

The minutes of regular meeting on **November 1, 2018** were reviewed.

Motion made by: Paul Jeppson to approve the minutes as amended

Motion 2nd by: Clay Rasmussen

Discussion on the motion: none

Motion carried

Discussion of South Fork Villas 6-plexes – Action Item

Paul Jeppson verified March 1st approval of light plan. Mr. McDougal had improved plans for the backs of the buildings and agreed to more trees by the buildings facing the streets. Previous email said 6 plex plans would come soon and they were received at 11:00 a.m. on November 9, 2018. Landscape will be as previously approved on Mac Brother's drawings dated 2/22/18 as well as all previous agreements as when it went through Design Review. 6 plexes were already part of the plan and everything meets code. P&Z is currently acting as Design Review with Paul Jeppson chairing the Design Review discussion during P&Z because of lack of quorum due to recent Design Review Code change.

Motion made by: Paul Jeppson (Design Review Chairman) to approve 6 plex plans with conditions that were made before with Mac Brothers document the same as 4 plex plans and with what Ray McDougal agreed to do in all previous agreements from last March of 2018. (Note: Planning & Zoning is currently acting as Design Review Committee because of lack of Design Review quorum members due to recent Design Review Code changes.)

Motions 2nd by: Dave Thompson

Motion carried

Motion made by: Quinton Owens to accept the recommendation from Design Review to approve with the suggested requirements

Motion 2nd by: Clay Rasmussen

Motion carried

Council Meeting Report: No report

Input from Citizens Concerning Agenda: No report

Report from Chairman

1) Dave Thompson reported to the council of P&Z's recommendation for South Fork plans and the council agreed to adding a 2nd page to South Fork's plat with designated and hashed lines (contour lines were previously shown as open space) showing the open space. CC&R designation was vague and it is now shown with dimensions properly.

2) The Alternate Transportation Committee is working on a grant application for the Local Highway Technical Assistance Council (LHTAC) that needs to be submitted by Dec. 6th. It could potentially facilitate more

crosswalks, sidewalks and safety lights added to our community to help make our children safer in walking to schools.

3) A business license for tutoring was applied for by JoAnn Clark and the committee would like more information concerning enough parking, how many children would be tutored at one time and what will be taught.

Motion made by: Clay Rasmussen to give Chairman Thompson permission to approve the license prior to the next meeting based on receiving information on safety, amount of children to be tutored at one time and parking.

Motion 2nd by: Paul Jeppson

Motion carried

Mrs. Clark called Paul Jeppson during the meeting and all questions were answered and acceptable to the committee. Upon receiving information requested, Chairman Thompson signed the business license application.

4) Paul Jeppson gave an update on the O'Rullian property. Mr. Jeppson gave the council recommendation from the Design Review if conditions were met and was ratified and approved through email. Council approved their plans.

Motion made by: Paul Jeppson to ratify that the applicant met the 3 following requirements that were requested:

- 1) verification of landscaping/hardscape meeting code percentages
- 2) licensing verifications being met
- 3) handicapped parking meeting ADA requirements

Motion 2nd by: Quinton Owens

Motion carried

Discussion on Possible Names for Design Review/P&Z Board:

The committee will bring suggestions to the next meeting.

Discussion on Plat Process - Action Item

Discussion tabled

Discussion on Possible Changes to Planning & Zoning City Code 9-1-3 and 9-1-4 - Action Item:

Discussion tabled

Discussion on Land Use Schedule, Setbacks, Lot Sizes & Home Clustering:

Discussion tabled

9:10 P.M.

Motion to adjourn the meeting: Paul Jeppson

Motion 2nd by: Quinton Owens

Motion carried

Meeting adjourned

Next P&Z meeting will be held December 5, 2018.