

**SUGAR CITY PLANNING & ZONING MEETING MINUTES**  
**REGULAR MEETING, THURSDAY, JANUARY 17, 2019**

**Commissioners in attendance:** Dave Thompson, Clay Rasmussen, Paul Jeppson, Tyler Hoopes, Dan Mecham, Sean Bartholick

**Others in attendance:** Cliff Morris – Building Inspector, Shelley Jones – Deputy Clerk, Joy Waddell - Councilman, Nielsen, Barbara Lusk, Chester and Kacy Bradshaw, R J Hoopes, Troop 54 Scouts

**7:00 P.M.**

The meeting was called to order by Dave Thompson.

Prayer: R J Hoopes of Troop 54

Pledge of Allegiance: led by Jace Burnham of Troop 54

**Minutes – Action Item:**

The minutes of regular P&Z meeting on **January 3, 2019** were reviewed.

**Motion made by:** Dave Thompson to approve the minutes

**Motion 2<sup>nd</sup> by:** Dan Mecham

Discussion on the motion: none

**Motion carried**

**Council Meeting Report:** Councilman Joy Ball reported on previous council meeting.

Nomination/Established Vaughn as Chairman and Joy as Vice-Chair

Mayor reported on ICRMP Training

Cliff on update of well tank construction

Arlynn on water line checks – will flush line until city obtains clean sample.

Reported what was discussed about the court decision (no action until after the trial.)

Rectangular Logo decided for the back wall of the chamber.

Discussion of Adam's damage from backed up sewer caused by vandalism (delayed action).

LED lights discussion 67 poles versus 2 (How many does the City own?)

Council then adjourned but continued ICRMP training.

See minutes of council meeting for further details.

**Input from Citizens Concerning Agenda:** Questions were asked about the city's grant status. We are waiting to hear results.

**Report from Chairman:**

Previous business license application from Provident Payroll Services was signed after verification of LLC by the Secretary of State.

The city received a business license application for Joy's Joys from Joy Ball for making and selling crafts. Questions about parking and location were asked and since it is for scheduled visits, the parking and location were fine.

**Motion made by:** Paul Jeppson to approve the application

**Motion 2<sup>nd</sup> by:** Dan Mecham

**Motion carried**

**Discussion on Possible Zone Change to Properties Located at 250 and 256 W 3<sup>rd</sup> N, Sugar City – Action Item:**

There was discussion on possibly having storage units / RV Park located at these locations.

Map and Location of Proposed Business were reviewed.

Storage Units (10x17 Enclosed 160 units).

C3, M1, and M2 zones are applicable individually.

Options/discussion:

- 1) Zones changes applicant to submit special use permit / plat it out
- 2) Creative solutions PUDs – flow zone to zone
- 3) Wait until map is ready

- 4) Commercial C2 (Buffered Area) Trees etc.
- 5) 50' frontage
- 6) Questions on variances
- 7) Zoning change and paving compliance
- 8) C2 vs. C3 Community versus Highway Commercial
- 9) Requirements:
  - a. 9-3-7 A Shrubs / Fences
  - b. 9-3-8 A Extend into property
  - c. 9-3-8 H Buffer
- 10) Summary of possibilities
  - a. Apply for zone changes / change M1 or M2, or
  - b. Another C3 with a special use permit or variance.

Attention to payment of application / buffering / being creative?

It was explained that we would need a meeting on 1/23 and need to notify public by Friday of next week to schedule a public hearing on 2/13. The city is required to post a notice 15 days before holding a public hearing.

Explained that P and Z could then either:

- 1) Recommend, or
- 2) Not recommend, or
- 3) Recommend with conditions.

#### **Discussion on Land Use Schedule, Map & Definitions & Possible Setting of Public Hearing Date -**

##### **Action Item:**

The Land Use Table and Definitions were reviewed as well as setbacks and frontages for cottage homes.

- Code 9-3-7 Area, frontage, setback and height (based on use)
- Mixed multiple use by zone (be careful not to overregulate)
- Criteria mixed use be truly mixed use (gradual transition)

The P&Z commission was in consensus about proposed changes to the Land Use Table. The commission will continue to review what has been done so they can proceed to completion. Commission needs to finish updating the definitions/code/table/map including the "clustering" definition to proceed with public hearing.

**Discussion on Possible Code Change to Design Review - Action Item:** No report

**Discussion on Plat Process - Action Item:** No report

**Discussion on Possible Changes to Planning & Zoning City Code 9-1-3 and 9-1-4 - Action Item:** No report

**10:45 P.M.**

**Motion to adjourn the meeting:** Clay Rasmussen

**Motion 2<sup>nd</sup> by:** Sean Bartholick

**Motion carried**

Meeting adjourned

Next P&Z meeting will be held February 7, 2019.