

**SUGAR CITY PLANNING & ZONING MEETING MINUTES**  
**REGULAR MEETING JANUARY 4, 2018**

**Commissioners in attendance:** Dave Thompson, Quinton Owens, Tyson Harris, Jeanne Wright, Sean Bartholick

**Others in attendance:** Vaun Waddell, Paul Jeppson, Cliff Morris, Shelley Jones, Mayor Dave Ogden, Mary Louise Barney

**7:05 P.M.**

The meeting was called to order by Dave Thompson  
Pledge of Allegiance

**7:07 P.M. Minutes:**

The minutes of **November 2, 2017** were reviewed.

Motion to approve the minutes as amended: Sean Bartholick

Motion 2<sup>nd</sup>: Quinton Owens

Discussion on the motion: none

Motion carried

The minutes of **November 16, 2017** were reviewed.

Motion to approve the minutes as amended: Tyson Harris

Motion 2<sup>nd</sup>: Jeanne Wright

Discussion on the motion: none

Motion carried

**7:15 P.M. Council Meeting Report by Mayor Dave Ogden:**

- PSI (the city's waste disposal company) is asking for a 5 yr. contract extension. The council discussed whether to renew the contract or see if others may want to service the city.
- City adopted the final plat for Vaughn Price's property in Old Farm Estates Division #2.
- They discussed the grants submitted by Planning & Zoning Chairman Dave Thompson submitted for an extension to the city's walkway system.
- The city will be changing Highway 33 to go to Railroad Ave to eliminate the current curve coming in to the city to help improve traffic safety. They have applied for a grant to help with this.
- Update on lawsuit by the Citizens for Rule of Law. The judge is reviewing documents before making any decisions.
- The city has applied for an Army Corps of Engineering Grant to help with a secondary irrigation plan.
- The city has upgraded their municipal code online.

See city council minutes of Dec. 14, 2017 for full report.

**7:30 P.M. Design Review Meeting Report by Paul Jeppson:**

Design Review met to discuss Ray McDougal's Design Review application for South Fork Villa in Old Farm Estates #2. The commission felt the application was incomplete at this time. They wanted to see more landscaping and a lighting plan and also an enhanced design on the backs of the buildings.

Mr. Jeppson updated us on the Jensen property in the business park. They are coming back to Design Review with some design updates in the near future.

Tom Scott of Mission Shoe is also coming back to the city in January or February to further discuss his building design.

**7:40 P.M. Discussion on Special Use Permit for New Well Site #5 for the City of Sugar City and Possible Setting of Public Hearing Date:**

Mayor Ogden presented the special use permit to build the new well for the city in the corner of Old Farm Estates, off of 7<sup>th</sup> West and Highway 33. Ryan & Jeff Lerwill donated the 2 acre property for the well. The city has voted on the bond to build the new well. The point of diversion was approved. It is close to the city to connect and is useful to Old Farm Estates and other nearby businesses and the residents on 7<sup>th</sup> West. The city engineer says it is a good location to put the

new well. The well tank will be 20 feet tall and 50 feet around. There will be a 2 to 1 slope of dirt surrounding the well covered in AstroTurf with an expected longevity of at least 20 years and could last 40 years, depending on the installation process. The mound will be fenced at the base as required by Homeland Security. The well house is 20x40 feet and will be built into the mound of the well. It will be finished in rock or brick. A 30/70% split in building façade was mentioned. The well will not affect nearby homes and their residential wells and this will be drilled much deeper (300-350 feet) to a different water table. Most residential wells are usually around 100-150 feet deep. An environmental study was done and approved of the site. There will be a road into the well from 7<sup>th</sup> west on the north side of the property. There was discussion of what type the road would be such as asphalt or concrete. There will be flow meters coming out of the well. It will pump 1500 gal/min with a 2000 gal/min booster pump with backflow devices. There will be a spigot to empty the well in the event work is needed to be done on it. There will be 12 inch lines going to the well. The property will be landscaped outside of the fence surrounding the well. There should be no noise, light pollution or vibrations. We will get a lighting plan that shows where lights will be placed.

After the Mayor presented the application, the commission discussed the presentation and will set a public hearing date after they get a drawing of what the well will look like and application is complete.

**8:10 P.M.**

Motion made by: Jeanne Wright to amend the agenda to discuss the grant submitted to extend a walking path for Sugar City.

Motion 2<sup>nd</sup> by: Quinton Owens

Discussion on the motion: none

Motion carried

Dave Thompson, who submitted several grants for the proposed additional walking paths, gave on summary of his grant process and showed the commission the map for the proposed path.

**8:37 P.M. Discussion on Land Use Schedule, Map & Definitions and Possible Setting of Public Hearing Date:**

The commission discussed and reviewed line items of the land use schedule and the map. They made some changes to what they had previously reviewed. Not all changes that had been discussed earlier had been updated to the current copy of the schedule. The committee discussed tiny/cottage/patio homes. They will continue with discussion on setbacks and lot sizes for cottage and patio homes at our next P&Z meeting. The map still needs changes to make it easier to view such as some coloring for certain zones and corrections. The commission did not set a public hearing as the items discussed need to be updated on the map and land use schedule before going forward.

**10:05 P.M.**

Motion made by: Dave Thompson to nominate 2 individuals to be part of the board for the impact area expansion.

Motion 2<sup>nd</sup> by: Jeanne Wright

Discussion on the motion: none

Motion carried

Jeanne Wright nominated Sean Bartholick and Tyson Harris to the board to meet with the county for impact area expansion.

Nomination 2<sup>nd</sup> by: Quinton Owens

Motion carried

**10:10 P.M.**

Motion to adjourn the meeting: Tyson Harris

Motion 2<sup>nd</sup> by: Jeanne Wright

Discussion on the motion: none

Motion carried

Meeting adjourned. Our next regular P&Z meeting will be held January 18, 2018 @ 7:00 p.m.