

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING FEBRUARY 15, 2018

Commissioners in attendance: Dave Thompson, Dan Mecham, Sean Bartholick, Clay Rasmussen, Quinton Owens

Others in attendance: Cliff Morris, Shelley Jones, Dave Ogden, Jeff Lerwill, Ryan Lerwill

7:05 P.M.

The meeting was called to order by Dave Thompson

Pledge of Allegiance

7:08 P.M. Minutes:

The minutes of **February 1, 2018** were reviewed.

Motion to approve the minutes as amended: Sean Bartholick

Motion 2nd: Quinton Owens

Discussion on the motion: none

Motion carried

The minutes of **February 7, 2018** were reviewed.

Motion to approve the minutes as amended: Dan Mecham

Motion 2nd: Quinton Owens

Discussion on the motion: none

Motion carried

7:40 P.M. Council Meeting Report:

Mayor Dave Ogden gave a summary of the previous council meeting as Counselor Ball was unable to attend.

State of City/County Breakfast was a success and will probably be held again next year.

Fema Flood Plain Training – Zane Baler and Arlynn Jacobson will be training to be our Flood Plain Administrators.

Riverbend Ranch is finalizing 2 projects that they have been working on and will be coming back to Sugar City to continue plans on their project.

New Tree & Beautification committee has been appointed.

City Council is working on revising the animal ordinance to allow certain animals for certain size properties or loosen up for variances removing hardship terms. They are still working on this.

See city council minutes of February 8, 2017 for full report.

After the mayor was finished with his report, Jeff Lerwill asked permission to speak. He and Ryan Lerwill wondered if the Planning & Zoning commission had any guidelines set yet that could give them some direction on their plans to build cottage homes. The P&Z has been discussing cottage homes in previous meetings and the minutes approved tonight had some possible guidelines for the Lerwills.

8:30 P.M. Discussion on New Business License for Tammy Tolman “Festive Occasions”

Tammy Tolman has requested a business license for prom and bridal dress sales and rentals out of her home.

She will be taking customers by appointments so there should be no great increase in traffic to the neighborhood.

The committee reviewed and approved her application.

8:35 P.M. Discussion on Land Use Schedule, Map & Definitions, Cottage Home Setbacks & Lot Sizes for MU1 & MU2 and Possible Setting of Public Hearing Date

The commission continued their discussion on cottage homes. Points discussed:

- No clustering of homes in zones R1 or R2.
 - Clustering allowed in R3, MU1 and MU2. All units would be subject to approval of Design Review and Planning & Zoning.
 - Cottage homes may be allowed to have 1 zero lot line, pending further discussion.
 - Setbacks would have a minimum and maximum distance in definition of a Cluster Home Unit Development.
- The commission also discussed the definitions and still needed a definition for a tobacco/vape shop.

Sean Bartholick had some ideas for a definition and will bring a definition to discuss with the P&Z members at our next meeting.

10:00 P.M.

Motion to adjourn the meeting: Clay Rasmussen

Motion 2nd by: Dan Mecham

Discussion on the motion: none

Motion carried

Meeting adjourned.

A P&Z Public Hearing and regular meeting will be held Feb. 21st, 2018 @ 7:00 p.m.