

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING FEBRUARY 1, 2018

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

Others in attendance: Cliff Morris, Shelley Jones, Joy Ball, Dave Ogden, Jim Hobbs, Mary Louise Barney

7:10 P.M.

The meeting was called to order by Dave Thompson

Pledge of Allegiance

7:11 P.M. Minutes:

The minutes of **January 17, 2018** were reviewed.

Motion to approve the minutes as amended: Clay Rasmussen

Motion 2nd: Dan Mecham

Discussion on the motion: none

Motion carried

7:13 P.M. Council Meeting Report:

Counselor Joy Ball gave a summary of the previous council meeting.

- The Mayor read the "State of City" letter.
- Test well contract was reviewed; the council felt more items needed to be reviewed at the next meeting.
- Bids have been turned in to repair the Business Park sign which had been damaged by a car.
- The city has their new municipal code program up and running
- There was discussion of a proposed animal ordinance revision concerning property owners that have lots greater than 1 acre.
- City logo process is moving forward.

See city council minutes of Jan. 25, 2017 for full report.

Counselor Ball excused herself after the report.

Mayor Dave Ogden gave the commission some information concerning a county ordinance from 1974 which states that only beer and wine can be sold. No hard liquor is allowed other than in liquor stores. State overrules county, which is why liquor stores are allowed. To have a restaurant with liquor would not be allowed, only beer and wine. This information is of use to the commission for consideration on the land use schedule.

The mayor also shared some information about the city's impact area. The county has expressed concern about sewage as 2 new subdivisions are going in west of the Salem Highway. We need balance in growth and the city can't survive without more commercial. The mayor also expounded on Counselor Ball's comments on the new municipal code program and how the city can upload our ordinances and have them available online much quicker than previously.

Chairman Thompson shared that Commissioner Jeanne Wright resigned after our last P&Z meeting.

8:10 P.M. Design Review Report:

Shelley Jones gave a report on the Design Review meeting held to discuss the application for the new city well #5 to be located off of S. 7th W. and also for an updated design for Jeff Parkinson's property located at 107 N. Railroad Ave.

The Design Review Committee recommended the city's Special Use Permit Application to Planning & Zoning, with the recommendation to allow a variance to meet Homeland Security Requirements for fencing and lighting, also recommending a variance on the asphalt or concrete requirement to allow sealed gravel and a recommendation to change the zone for this piece of property to a public zone. The variance for the gravel road was given because the road will be temporary. When the new road goes in north of the property the road location will be moved to empty onto the new road instead of onto 7th W. (It was discovered after the meeting that there is no public zone so there will be no application to change the zone for the well property.)

Jeff Parkinson showed the commission the new drawings for an updated design for the old potato warehouse that had previously been accepted by Design Review February of 2016. The Parkinson's wished to get the Design Review Boards thoughts on the new design. After presenting their plans, the Parkinson's decided they would meet with the city's building inspector Cliff Morris and the Design Review Co-Chairman Dave Thompson to review code requirements before moving forward with the final design.

8:17 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:

The committee discussed points concerning the new well which included the landscaping requirements being met and that the well would not cause noise pollution and reviewed points shared by design review report.

Motion made by: Dan Mecham to schedule a public hearing for the special use permit on well site #5 for Wednesday, February 21, 2018 at 7:00 p.m. here at city hall.

Motion 2nd by: Sean Bartholick

Discussion on the motion: none

Motion carried

Mayor Ogden excused himself after the discussion,

8:40 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 committee felt that they needed to continue working on setbacks, lot sizes and definitions and other issues that could be related to cottage, patio and tiny homes. Chairman Thompson had done a lot of research, as requested by the commission, on other cities that have these types of homes and has found that the way they are clustered and the amounts allowed in a cluster make a difference in whether the development remains successful or not. The commission is doing more homework to put together a framework to cover scenarios of developments wanting to put in cluster homes. They discussed that a Floor Area Ratio (FAR) may be applicable to Cluster Home Developments in deciding lot sizes and home sizes allowed. The committee is doing further research and will return to a work meeting to discuss this framework they would like to develop.

10:30 P.M.

Motion to adjourn the meeting: Sean Bartholick

Motion 2nd by: Dan Mecham

Discussion on the motion: none

Motion carried

Meeting adjourned.

A P&Z work meeting will be held Feb. 7st, 2018 @ 6:00 p.m.