

# SUGAR CITY PLANNING AND ZONING MEETING MINUTES

## **PUBLIC MEETING**

March 7, 2013

Commissioners in attendance: Steve Hawkes, Russell Thurston, Dave Ogden, Sam Lines, Randall Miller

Others in attendance: See the attached list.

7:00 PM. Meeting was called to order by Steve Hawkes.

Steve Hawkes explained the purpose of the meeting. The Planning and Zoning Commission has proposed to change the current "Residential Agriculture" zone in the impact area be changed to "Transitional Agriculture." The meeting was being held to receive input on the proposed change and to identify which properties that are currently classified as "Agricultural" should be reclassified as "Transitional Agriculture".

Brian Hawkes asked why the changes are being proposed and later asked if there will be rezoning.

Steve Hawkes explained that the changes were proposed because (1) over time many properties in the Impact Area will be transitioned to residential as Sugar City grows and (2) coordination of the zoning classifications of the Sugar City Impact Area with Madison County's zoning classifications would be beneficial.

Sharee Palmer asked if how the land is being used now is being considered.

Steve Hawkes explained the difference in selling land for development which is classified agricultural compared to selling land for development which is classified transitional. He also said that there is no change in the property taxes on the land as long as it continues to be used as it is.

Sharee Palmer asked about the possibility of sudden growth in the area. Dave Ogden asked what her concern was. Sharee Palmer stated that she did not see any reason for the change in zoning. Later she stated that subdivisions in the impact area should not be encouraged and that the zoning in areas with homes should be left the way it is now.

Jan Gallup asked if the purpose of the change was to allow for more development. She also expressed concern about possible contamination of the water supply by septic tanks and drain fields. She later expressed concern about development involving two or five acre lots. During the meeting, she asked about changing the terminology in the code regarding septic tanks. It was pointed out that the regulation has already been changed to "enhanced septic system."

Dave Ogden stated that the change allows for development on a planned basis.

A discussion was held about when the last rezoning occurred in the Impact Area. It was suggested that rezoning last occurred fourteen years ago when the Stoddard addition was put in.

Scott Ercanbrack asked if there was any connection between the rezoning and the proposed East Parkway corridor.

Dave Thompson asked about why the change should occur now and about what is driving the change. He later asked about the benefits of the proposed changes and if other documents are prepared to correct or fix problems that may arise.

Another resident named John <sup>Hickner</sup> asked if the rezoning was connected in any way to development of the Dalling Property. He also expressed his concerns about the effects of development on the view from his home, the status of State Highway 33, and traffic control.

Jared Neeley asked questions about access from State Highway 33 to his property and the rezoning of his property. He endorsed the idea getting the City's zoning in the Impact Area in line with the County's zoning classifications.

Harold Harris asked about the zoning of the following areas: Moody Acres, properties east of Digger Drive, and the area north of Sun Glo,

The Public Meeting was adjourned at 8:05 PM.

Steve Hawkes

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# SUGAR CITY PLANNING AND ZONING MEETING MINUTES

## REGULAR MEETING

March 7, 2013

Commissioners in attendance: Steve Hawkes, Russell Thurston, Dave Ogden, Sam Lines, Randall Miller

Others in attendance: Bruce King, Tony De La Torre, and Dave Thompson

8:15 PM. Meeting was called to order by Steve Hawkes.

### COMMISSION BUSINESS

1. A request was made by Tony De La Torre to locate a mobile home in the Ruth Adams' trailer park. The setbacks and other regulations in the Zoning section of the City Code were reviewed. The proposed mobile home was found to meet the regulations. Dave Ogden moved to approve the request, and Sam Lines seconded the motion. The voting was all in favor.

#### Minutes:

Sam Lines moved to approve the minutes as amended. Randall seconded the motion. The voting was all in favor.

2. Bruce King presented the items that were discussed in the City Council meeting held February 28, 2013.
  1. The events associated with the Madison County Centennial Celebration were reviewed.
  2. The date of the Annual Pioneer Day Breakfast was announced, and Jason Grover of Stone's Town and Country Motors has requested to sponsor the event.
  3. A presentation was given by Scott Johnson from Envision Madison. A committee has been formed of community leaders and other residents to talk about the future of this area and issues that need to be addressed. The mayor has encouraged Planning and Zoning Commissioners to participate. The next meeting of the committee will be on March 21<sup>st</sup>.
  4. The City has obtained a grant to replace the 190 street signs.
  5. The City Council is interested in improving the front of City Hall. Drawings of possible facades were viewed.
  6. The City Council passed a proclamation concerning Madison County Centennial Day.

The meeting was adjourned at 8:50PM

#### NEXT MEETING:

The next regular meeting will be on March 21, 2013.



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