

SUGAR CITY PLANNING & ZONING MEETING MINUTES

REGULAR MEETING APRIL 20, 2017

Commissioners in attendance: Brent Barrus, Dave Thompson, Jeanne Wright, Val Bush

Others in attendance: Shelley Jones, Bill Forsberg, Matt Garner, Paul Jeppson, Mary Louise Barney, Barbara Lusk, Jeff Lerwill, Ryan Lerwill, Scott Stears, Denise Stears, Becky Jeppson, Elaine King, Nantalie Cleverly, Debra Thompson, Bo Crofoot, Brittney Thompson, Jess Brown, Travis Williams

7:08 p.m.

The meeting was called to order by Brent Barrus

Pledge of Allegiance

7:10 p.m. Minutes:

The minutes of April 6, 2017 were reviewed

Motion to approve the minutes as amended: Val Bush

Motion 2nd: Jeanne Wright

Discussion on the motion: none

Voting was unanimous in the affirmative

7:18 p.m. Matt Garner Council Meeting Report:

The Water Study and Sewer Study will be finished soon. For full report see city council meeting minutes of April 13, 2017.

7:25 p.m. Review of Old Farm Estates Division 3 Zone Change Application

The commission reviewed section 9-3-2 of city code. Brent Barrus stated that the Comprehensive Plan does not legally control the zoning laws. Val Bush stated that the Comprehensive Plan is subjective. It supports growth balance and interest of citizens. The Comprehensive plan is for land planning in a rational way. It looks at land use and how the look should be. The commission also discussed the requested zone change for Block 16 of the old Farm Estates from R2 to M1. The discussion was positive as all P&Z members felt that the zone change request for Block 16 to be rezoned to M1 would be good use of the property. We also discussed the fact that the current Land Use Schedule does not contain MU1 and MU2.

Val Bush made a motion to accept the zone request for M1 from R2 in Block 16 and leave Block 15 R2 and Block 17 R1. Dave Thompson asked for a better description in the motion.

Motion failed due to a lack of 2nd.

Val made a motion to leave MU1 request as is. Dave Thompson wanted to amend the motion to do a roll call vote.

Motion failed due to a lack of 2nd.

Val made a motion to approve MU1 and M1 areas in light of the comprehensive plan, to maintain the small town feel and fostering off growth.

Motion failed due to a lack of 2nd.

The committee continued their discussion reviewing possibilities of the amount of residences that could increase. Dave Thompson discussed percentage possibilities of single family homes versus high density residential if zone request is granted and how the percentages would not comply with the Comprehensive Plan. Brent Barrus also mentioned the Economic Study which showed that we should have 1 business for every 24 homes which is ideal for a town to have good growth and a good tax base. Jeanne Wright felt that we could still accomplish a small town feel with apartments in our town. Dave suggested making a motion with conditions (or rationale as to why the committee would suggest other possibilities for zone changes.)

Val Bush motioned to approve M1 and suggest MU1 being zoned C2 and have MU2 in a different area.
Motion failed due to a lack of 2nd.

Bill Forsberg discussed what a preliminary plat needs to have.

9:25 p.m. Break

9:30 p.m. Meeting continued

Val Bush motioned to accept the zone change for M1, suggest MU1 to be zoned C2 and designate a 32.7 acre area of MU2.
Motion failed due to a lack of 2nd.

Bill Forsberg reminded the commission that they needed to approve or disapprove the application as stated, then explain the rationale of what we think has to happen and why.

Val Bush motioned to approve M1 because that area has its best use next to other light industrial of that nature.

Motion 2nd: Jeanne Wright

Discussion on motion: None

Voting was unanimous in the affirmative

Val Bush made a motion to disapprove the request for zone change to MU1 and MU2 because it violates the predominance of single family dwellings which makes it inconsistent with the comprehensive plan.

Motion failed due to a lack of 2nd.

Val Bush motioned to disapprove the application for MU1 designation for the requested area. He thought better use of the area would be C2 to foster commercial development for the city and improve the tax base and maintain the predominance of single family dwellings and still be consistent with the comprehensive plan. This would also allow for vertical mixed use.

Motion failed due to a lack of 2nd.

There was discussion of objections. Jeanne Wright had concerns for the city versus keeping people happy. If the area they want to zone MU1 was zoned C2 as suggested, the concern was how we would get commercial businesses in the area because the city is already struggling to get businesses to other areas already zoned commercial. If it was zoned MU1 at least we would have the possibility of some tax base coming in. Val Bush's point was that a zone of MU1 in the area where there is a request for MU2 could drive a commercial area. Brent Barrus said he felt the zones they requested were acceptable. Jeanne felt that the zones they requested were acceptable as well or both zones being Mu1 would be acceptable also.

Jeanne Wright made a motion to approve Block 15 being zoned MU1, with the reasoning that we can't bring just commercial into the area to keep the city alive.

Motion failed due to a lack of 2nd.

No further discussion until next meeting

9:50 p.m.

Jeanne Wright made a motion to adjourn the meeting.

Motion 2nd by: Dave Thompson

Voting was unanimous in the affirmative

Meeting adjourned – our next P&Z meeting will be held May 4, 2017 @ 7:00 p.m.