

SUGAR CITY PLANNING & ZONING MEETING MINUTES
PUBLIC HEARING - WEDNESDAY, APRIL 24, 2019

Commissioners in attendance: Dave Thompson, Sean Bartholick, Dan Mecham, Paul Jeppson, Tyler Hoopes, Christine Lines, Justin Merrill

Others in attendance:

Deputy-Clerk Shelley Jones, City Building Inspector Cliff Morris, Zoning Applicants Chester & Kacy Bradshaw, Dale Pickering of the Madison County Fire Department, Architect Johnny Watson of JRW Associates, Citizen Kimber Jones

7:03 P.M. Public Hearing for Zone Change for Bradshaw Property located at 250 W 3rd N, Sugar City, ID

The meeting was called to order by Chairman Dave Thompson

Pledge of Allegiance

Chairman Thompson asked if there had been any ex parte communications or issues and there were none stated.

Johnny Watson of JRW Associates presented for the Bradshaw's. The zone is currently C2. The Bradshaw's desires of storage units aren't allowed in the C2 zone. They are only allowed in the M1 and C3 zones. The zone change request for to 2.28 acres to be zoned M1 for storage units and 2.69 acres to C3 where they would like to put an RV park with a special use permit. Storage units are allowed in commercial designation in the comprehensive plan and are compatible with a C2 zone. They would be changing just over 5 acres. The entrance will also be zoned M1.

Submitted written testimony: See attachment from Post Office

For: Richard Miller – Postmaster of the Sugar City Post Office, **Neutral:** none, **Against:** none

Public Hearing Sign In:

Marked for: Kimber Jones, Kacy Bradshaw

Chester Bradshaw – verbal testimony – Sees a need for more businesses in Sugar City and can see the value this business can bring to the city and is anxious to get started on this project.

Marked neutral: Dale Pickering - Madison Co. Fire Dept., **Marked against:** none

No closing comments by applicant

Totals: For – 4, Neutral – 1, Against - 0

7:16 P.M. Public hearing ended

7:18 P.M. Public Hearing for Special Use Permit for Bradshaw Property located at 250 W 3rd N, Sugar City, ID

Johnny Watson of JRW Associates presented for the Bradshaw's. RV Park is only allowed in the C3 zone. This Special Use Permit Application is to allow an RV park in C3. The RV park will have 25 spaces with full service of sewer, water and power. It will have a western rural theme with landscaping, area fencing, and gravel road for the setting of the rural western theme. They do not want an urban feel with asphalt and requested to allow gravel on access roads to allow parking. The south end of the property borders the Bradshaw's pasture with horses which will add to the theme. There will be grass and shade trees.

Submitted written testimony: See attachment from Post Office

For: Richard Miller – Postmaster of the Sugar City Post Office, **Neutral:** none, **Against:** none

Public Hearing sign in sheet:

Marked for: Kimber Jones, Kacy Bradshaw

Verbal testimony - Chester Bradshaw - The design promotes a western theme with landscaping of grass and trees and it should go well for the area.

Marked neutral:

Verbal testimony - Dale Pickering - Madison Co. Fire Dept. - Access for fire safety is good. There are 2 hydrants along the western boundary. Commissioner Paul Jeppson asked if there is adequate space to get into the storage units and there is a minimum of 20' for fire safety and it has a 30 foot road access so it is good. There are only outside lights. Storage units are usually not a high fire hazard.

Marked against: none

No closing comments by applicant

Totals: For – 4, Neutral – 1, Against - 0

7:26 P.M. Public Hearing Ended