

SUGAR CITY PLANNING & ZONING MEETING MINUTES
SPECIAL MEETING - 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

7:30 P.M. The meeting was called to order by Chairman Dave Thompson. Chairman Thompson mentioned that a fence permit had been applied for at 10 W 2nd S. The commission was OK with the permit and agreed to have Chairman Thompson sign the permit.

Motion by: Paul Jeppson to move agenda item Design Review up to second item of discussion.

Motion seconded by: Sean Bartholick

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

Against: Justin Merrill

Motion carried

7:32 P.M. Discussion on Public Hearing for Zone Change for Bradshaw Property located at 250 W 3rd N

The commission felt that the change was consistent with the uses in the area and felt it was a good economic use of the space. It fits in the area and looks better than the first proposal which had the storage units south of the proposed RV park. The application is complete and it fits the land use schedule and comprehensive plan. There was a question on the neighborhood impact and the area for the new school, but it was stated that the possibility of the new school would be further east with the railroad tracks between the properties. The frontage access meets code. It was mentioned that the Bradshaw's, Kelton Larson and K&C Concrete's access will be to code after a deed is completed and filed as shown and agreed to by all parties.

Motion by: Dan Mecham to accept the zone change with the condition that the process of the deeding is completed. It is also noted that the comprehensive plan, the land use schedule and expert testimony were considered in the decision.

Motion seconded by: Paul Jeppson, all were in favor and **motion carried.**

7:40 P.M. Discussion on Public Hearing for Special Use Permit for Bradshaw Property located at 250 W 3rd N

Chairman Thompson stated that we would discuss the special use permit but the commission would hold voting until a design review discussion was completed. The special use permit is to allow An RV park in the proposed C3 zone. Commissioner Lines felt that application fell into place with the varied uses in the land use map and comprehensive plan. Commissioner Merrill agreed. In the public testimony the owners stated they would not like to do asphalt as required in city code. Commissioner Bartholick stated that asphalt shouldn't be required and is not applicable because the code requires paving for parking spaces. There are no required "parking spaces" for this use. There is nothing in the code requiring paving in an RV park. Chairman Thompson stated that in the code it says that the access ways should be paved. The property owner has stated the access will be paved. This application does comply with the land use schedule and the comprehensive plan.

Motion by: Sean Bartholick to table the decision until the discussion on the design review for the property.

Motion seconded by: Dan Mecham, all were in favor, **motion carried.**

7:49 P.M. Discussion on Design Review for Bradshaw Property located at 250 W 3rd N

Design Review Chairman Paul Jeppson asked the Bradshaw's if the RV stalls would have enough room for the larger RV's and motor homes. The spaces are 75 feet long and would accommodate larger RV's. Commissioner Thompson stated that dust from the gravel could be a concern; however the gravel could be hardened. There will be a plan for one tree at each camping spot and trees would help the dust. There is 3 ½ times the green space requirement. This is a good justification to relax requirements in other areas. There is a 6 foot fence on the north side of the property and there will be a landscaped strip along this property line. There was discussion about traffic possibly going through the Business Park. It was suggested that there be signage to help direct traffic along the preferred roads to the RV park.

Johnny Watson stated that form should follow function as Commissioner Lines had stated earlier, a storage unit should look like a storage unit, but of course they still want to be a good neighbor. Commissioner Mecham referred to Design Review code 8-4-6-G on general design stating he feels they have achieved a balance and tried to meet conditions adequately. Chairman Jeppson asked about lighting in the RV park. There will be lighting above the overhead doors on the storage units. Mr. Watson appreciated pointing the safety concern for additional lighting and stated they may put lighting on the ends of the buildings or other locations. Commissioner Thompson discussed designated off street parking per code in a commercial area. It allows the option to classify and

there is no RV park or storage units listed.

Motion by: Dave Thompson to recommend the design review application to Planning & Zoning with having 1 paved parking stall by their kiosk entering the RV park, the 25 foot access will be paved, the graveled areas in M1 and C3 will be hardened and if they do not become a nuisance over the next 2 years and if nuisances are addressed the gravel roads will continue to be allowed. The 70/30 exterior requirement will be relaxed to only affect the kiosk because of the additional landscaping between the M1 and C3 zones and the proposed fencing. The deeding has been discussed for the 50 foot access to be completed. It conforms to the land use schedule, the comprehensive plan and city code.

Motion seconded by: Dan Mecham, all were in favor, **motion carried.**

8:56 P.M. Continued Discussion on Public Hearing for Special Use Permit for Bradshaw Property located at 250 W 3rd N

Design Review Chairman Paul Jeppson recommended the design review application of the Bradshaw's to the Planning & Zoning commission and recommends the Planning & Zoning commission motion to move forward with this.

Motion by: Dave Thompson to recommend to city council.

Motion failed with no second, therefore withdrawn due to question by Commissioner Jeppson asking where snow storage would be, which the property owner stated will be towards the east green space area and the canal.

Motion remade by: Dave Thompson to recommend to city council with the conditions previously stated in the design review motion to recommend the application to planning & zoning and to allow the hardening of the gravel to be re-evaluated in 2 years and to continue forward as long as there are no complaints and if there are any, they can continue forward if they are addressed and with the condition to receive a map showing the snow storage designation.

Motion seconded by: Tyler Hoopes, all were in favor, **motion carried.**

9:15 P.M. Motion to adjourn the meeting: Paul Jeppson

Motion seconded by: Dan Mecham

All were in favor

Motion carried

Meeting adjourned

Next regular P&Z meeting will be held May 2, 2019.