

## SUGAR CITY PLANNING & ZONING MEETING MINUTES

REGULAR MEETING MAY 4, 2017

**Commissioners in attendance:** Brent Barrus, Dave Thompson, Jeanne Wright, Tyson Harris, Clay Rasmussen

Others in attendance: Shelley Jones, Bill Forsberg, Matt Garner, Cliff Morris, Elaine King, Debra Thompson, Travis Williams, Ray McDougal, Blake Walker, Kerry Moser, Leon Moser

**7:10 p.m.**

The meeting was called to order by Brent Barrus

Pledge of Allegiance

**7:14 p.m. Minutes:**

The minutes of April 20, 2017 were reviewed

Motion to approve the minutes as amended: Jeanne Wright

Motion 2<sup>nd</sup>: Clay Rasmussen

Discussion on the motion: none

Voting was unanimous in the affirmative

**7:15 p.m. Matt Garner Council Meeting Report:**

The Water Study and Sewer Study are almost finished. A new water line is going to be put in. For full report see city council meeting minutes of April 27, 2017.

**7:23 p.m. Review of Old Farm Estates Division 3 Zone Change & Preliminary Plat Applications**

Tyson Harris shared his concerns with the applications for zone changes. He says the city needs growth and revenue. We have a check and balance system and the P&Z is a check in that system. He would like the density nailed down as it could grow. He questioned if there had been ITD approval for the plat. He felt we could maintain Sugar City's feel even if we grow. Jeanne Wright stated that we have to grow because we don't want to be a part of Rexburg. Single family homes do not bring in the revenue needed.

Brent Barrus made a motion to approve OFE Block 15 zone change from R2 to MU1 and Blocks 11, 17 & 18 from R1 to MU2.

Motion 2<sup>nd</sup> by: Tyson Harris with a concern for the density.

Motion carried.

Commissioner Dave Thompson was against the motion and abstained so he could list items of concern to the City Council.

**Discussion on Preliminary Plat Application for Old Farm Estates Division #3.**

Bill Forsberg discussed the plat review process and check list with the P&Z Commission.

The commission reviewed the plat map for Division 3 of Old Farm Estates.

Tyson Harris made a motion to approve the plat application of the Old Farm Estates Division #3 with the following conditions:

- The city receives approval from ITD and has input on the intersection and turning lanes for safety issues.
- Utility Services Plan points must consider the density from the zone change.
- The requirements for the impact study and traffic study are completed with regards to impacts related to the size, population and safety of the subdivision and land uses in it and include consideration for the projected increased traffic.
- An electronic format of the draft development agreement is made available.

Motion 2<sup>nd</sup> by: Jeanne Wright

Motion carried.

Jeanne Wright made a motion to add to the zone change and preliminary plat application motions to:

- Recommend to the city council to change MU1 and MU2 definitions of the Land Use Schedule to include 2 parking spaces minimum per unit before approving the zone change application for Division #3.
- Have the applicant agree to all changes to the code as it pertains to MU1 and MU2 as it will be revised and approved by the city.

Motion 2<sup>nd</sup> by: Dave Thompson

Motion carried.

**8:30 p.m. Discussion on Application for Preliminary Plat for Block 12 of Old Farm Estates**

Ray McDougal and Blake Walker presented their plat plans for Block 12 of Old Farm Estates. The commission reviewed the plat and felt the next step for Mr. McDougal was to acquire some drawings and designs for the buildings and development and prepare to present them to the Design Review Board. Mr. McDougal will continue with his building designs and prepare to present to Design Review.

**9:35 p.m. Discussion on Sugar City's Impact Area**

Brent Barrus updated the commission on the impact area expansion. There has not been a date set yet to meet with the county to request expanding the city's impact area. Clay Rasmussen stated he had hoped that the residents of the areas where the city wishes to expand did not have negative feelings about the expansion including them.

**9:50 p.m.**

Clay Rasmussen made a motion to adjourn the meeting.

Motion 2<sup>nd</sup> by: Jeanne Wright

Voting was unanimous in the affirmative

Meeting adjourned

A Work Meeting will be held May 10, 2017 @ 6:30 p.m.

Our next regular P&Z meeting will be held May 20, 2017 @ 7:00 p.m.