

## SUGAR CITY PLANNING & ZONING MEETING MINUTES

### REGULAR MEETING JULY 27, 2017

**Commissioners in attendance:** Brent Barrus, Dave Thompson, Jeanne Wright

**Others in attendance:** Shelley Jones, Elaine King, Vaun Waddell, Grant & Linda Johnson, Mary Lou Wilding

#### **7:08 p.m.**

The meeting was called to order by Brent Barrus

Pledge of Allegiance

#### **7:11 p.m. Minutes:**

The minutes of July 6, 2017 were reviewed

Motion to approve the minutes as amended: Jeanne Wright

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

Discussion on the motion: none

Voting was unanimous in the affirmative

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

No Report

#### **7:20 p.m. Discussion on Proposed Variance for Property Located at 222 S. Fremont Avenue:**

A setback variance was discussed. The commission discussed about previous issues that 3<sup>rd</sup> South has had in the past. To fully use the city's right away the power poles would have to be moved at a costly expense. There was an interest in finding out exactly where the water line was around the property and we will find out where that is before the next meeting. Mary Lou Wilding expressed her desire for the variance so that if she sold the property a home could be built upon it and be able to have a side yard that would be usable between her home and a possible new home. The fact that many of the other existing homes are closer to 3<sup>rd</sup> S. than the city's code currently allows was brought up. Her property is the last piece of property for a home to be built on and the feeling was that it should be allowed to have a home built on it with the same distances away from the road as other previous homes. The discussion will continue at our next meeting.

**8:03 p.m.** Motion was made by Brent Barrus to amend the agenda to have a discussion on Mission Shoe business in the Business Park if time allowed. *(No discussion was made.)*

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

**8:12 p.m. Discussion on Subdivision Plat in Old Farm Estates Division #2:** The applicant's application was reviewed and found to be incomplete. Mr. Ray McDougal will obtain the items missing from the application and turn them into the city and the discussion will continue at our next P&Z meeting. Homeowners Associations (HOA), Covenants, Conditions & Restrictions (C, C & R's) were discussed and the applicant will put details into this part of the application.

Motion made by Dave Thompson to move to state that the application is not complete and that the missing items were discussed with Mr. McDougal.

Motion 2<sup>nd</sup> by Tyson Harris

**9:26 p.m. Discussion on Increasing Sugar City's Impact Area:** The commission will draft a letter for the county to request a meeting to discuss expanding the impact area.

#### **9:33 p.m. Discussion on Land Use Schedule & Map:**

The commission discussed the need to clarify definitions in the land use schedule. Dave Thompson is working on reviewing the definitions to see what might need modification and updated. He will bring suggestions to the next meeting. The other commissioners will work on the needed definitions that they are aware of such as tiny/patio & cottage homes.

**9:50 p.m.** Chairman Brent Barrus officially resigned from the Planning & Zoning commission. Jeanne Wright motioned to amend the agenda to appoint a new chair and vice-chair to the Planning & Zoning Committee, Tyson Harris 2<sup>nd</sup> the motion.

Jeanne Wright motioned to elect Dave Thompson as the new chairman.

Tyson Harris 2<sup>nd</sup> the motion.

Dave Thompson called for a vote and voting was unanimously in favor.

Jeanne Wright made a motion to elect Tyson Harris as the vice-chairman.

Dave Thompson 2<sup>nd</sup> the motion and called for a vote. The vote was unanimously in favor.

#### **10:04 p.m.**

Motion to adjourn the meeting: Jeanne Wright

Motion 2<sup>nd</sup> by: Tyson Harris

Voting was unanimous in the affirmative

Meeting adjourned

Our next regular P&Z meeting will be held August 3, 2017 @ 7:00 p.m.