

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
PUBLIC HEARING - THURSDAY, SEPTEMBER 21, 2017

Commissioners in attendance: Dave Thompson, Jeanne Wright, Tyson Harris, Clay Rasmussen, Quinton Owens

Others in attendance:

Jeppson, Paul
King, Elaine
Lusk, Barbara
McDougal, Ray
Morris, Darcee
Morris, Mitchell
Price, Vaughn
Thompson, Debra
Walker, Blake

7:05 p.m.

The meeting was called to order by Dave Thompson

Public Hearing for: Preliminary Plat Application of Old Farm Estates Division #2 Lot 6 Block 14

Vaughn Price presented his proposal to divide the block into 5 parcels with the purpose of building multi-family homes of four 4-plexes and one 6-plex in townhouse style. He chooses not to be very dense with at least 55% open space on all lots. He wants the land divided for financing purposes. He believes that because it is a family community it will be an asset to the city.

Submitted written testimony: none

Public Hearing:

Marked for:

- Ray McDougal – verbal testimony – Ray is in favor. The design will be high end with garages and nice landscaping. He would like the commission to keep the discussion on this project and not on the zoning change for Old Farm Estates. The impact study has been submitted and approved. Traffic and the police have already been considered.
- Blake Walker – verbal testimony – Vaughn has never expressed a desire to maximize density. Not asking for exemptions or variances and is in within city code and ordinances. This would be a good asset, clean revenue and aesthetically pleasing to the eye.

Marked neutral:

- Elaine King – verbal testimony – Questioned if the plat procedure for a subdivision should occur with design review. Concerned if one design is developed for one look and the others might not be harmonious.
- Paul Jeppson – verbal testimony - Questioned if this is matching up with Block 12. He's fine if it is the same standards as Block 12.
- Barbara Lusk – no comments
- Debra Thompson – no comments

Marked against: none

Closing comments:

- Vaughn Price - buildings would be the same style
- Ray McDougal - designs are discussed in design review

Chairman Thompson asked Mr. Price if he was keeping all of the lots and if it is his intention to not sell them off. The question was asked if green space was being recorded. Green space and open space was not recorded. Lots have 55 to 75 percent green space. They have 1 garage with concrete pads.

7:35 p.m.

The public hearing was closed by Dave Thompson.

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING SEPTEMBER 21, 2017

Commissioners in attendance: Clay Rasmussen, Dave Thompson, Jeanne Wright, Tyson Harris, Quinton Owens
Others in attendance: Paul Jeppson, Debra Thompson

7:35 p.m.

The meeting was called to order by Dave Thompson

7:40 p.m. Minutes:

The minutes of September 7, 2017 were reviewed

Motion to approve the minutes: Tyson Harris

Motion 2nd: Clay Rasmussen

Discussion on the motion: none

Motion carried

7:47 p.m. Council Meeting Report by Greg Venema: The council reviewed the findings of fact for Old Farm Estates Block 12 and approved the preliminary plat application of Ray McDougal's. See city council minutes of September 14, 2017 for full report.

7:52 p.m. Discussion on Proposed Preliminary Plat Application of Old Farm Estates Division #2 Block 6 Block 14

The committee discussed driveway width and on whether the building designs would be harmonious as brought up in the public hearing. It is not required that design review be done at the same time. Block 14 and Block 12 do not have to be harmonious with each other. They have 2 different property owners.

Motion made by: Jeanne Wright to recommend the application to the city council for approval

Motion 2nd by: Tyson Harris

All in favor: yes

Motion carried

7:40 P.M. Discussion on Land Use Schedule, Definitions & Map & Possible Setting of Public Hearing Date

Discussion on how to complete the Land Use Schedule. The committee will review the final definitions. Land Use Schedule for impact area has 4 categories. They might want to add a category where sales of alcohol would be permitted in the impact area. (Example: a restaurant may open a business here and serve alcohol by the drink.)

9:15 P.M. Discussion on City Application Procedures

The committee would like to see changes to the applications such as requiring only 14 copies to be submitted instead of 25 and also have a digital copy submitted. There was discussion on creating a flow chart of application procedures to make the application process more clear and understandable for the applicant and for the committee.

9:33 p.m.

Motion to adjourn the meeting: Quinton Owens

Motion 2nd by: Dave Thompson

Motion carried

Meeting adjourned

Our next regular P&Z meeting will be held October 5, 2017 @ 7:00 p.m.