

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
PUBLIC HEARING - THURSDAY, FEBRUARY 16, 2017

Commissioners in attendance: Brent Barrus, Tyson Harris, Dave Thompson, Clay Rasmussen
Others in attendance: Shelley Jones, Jeff Parkinson, Klassen Stoddard, Mark Oliphant, Spencer Cook

7:08 p.m.

The meeting was called to order by Brent Barrus.
Pledge of Allegiance

Public Hearing on the Special Use Permit of Jeff Parkinson concerning the property located at 107 N. Railroad Ave. in Sugar City, ID.

Klassen Stoddard presented his plans for the property. He and Jeff Parkinson would like to turn it into an event center with space for 2 retail businesses. They have requested to be allowed to have an unpaved parking lot.

Mark Oliphant testified in favor of the project. Mark felt that having the property being used would be beneficial, could bring beauty to the city and help other businesses in the city as well. His thought on the parking lot was that pit graded gravel is better than the current weeds.

Spencer Cook testified in favor of the project. He would like to see the property turned into something good.

7:17 p.m.

The public hearing was closed by Brent Barrus.

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, FEBRUARY 16, 2017

Commissioners in attendance: Brent Barrus, Tyson Harris, Dave Thompson, Clay Rasmussen
Others in attendance: Shelley Jones, Jeff Parkinson, Klassen Stoddard, Reese Butikofer, Sam Butikofer

7:25p.m.

The meeting was called to order by Brent Barrus

7:26 p.m. Minutes:

The minutes of February 2, 2017 were reviewed.
Motion to approve the minutes as amended: Clay Rasmussen
Motion 2nd: Dave Thompson
Discussion on the motion: none
Voting was unanimous in the affirmative

Matt Garner City Council Meeting Report

No report

7:27 p.m. Discussion on Parkinson Property Special Use Permit

The Design Review Board approved of the Design Review application and all areas of design were discussed to make sure the design would meet city code. A parking lot that is graded and graveled instead of paved was approved with the concerns addressed of keeping it well maintained and dust at a minimum so it will not have a negative impact on neighbors. The public hearing regarding the special use permit was favorable by those who attended. The public comments were for the business to go forward. Motion was made by Clay Rasmussen to suggest approval to the city council based on Jeff Parkinson's Special Use Permit and have Jeff revisit the Planning & Zoning Commission in 5 years to see how his parking lot is holding up.

Motion 2nd: Tyson Harris
Discussion on the motion: none
Voting was unanimous in the affirmative

7:35 p.m. Commission Business: Discussion on Impact Area

The committee went over the process of expansion of the city's impact area. They discussed time limits for asking the county for an expansion. They also discussed the importance of residents stating what city they would like to associated with in the future as the cities expand. They discussed infrastructure possibilities in the event of an expansion. Two residents of the Salem area attended, Reese and Sam Butikofer, with questions regarding what it would mean to them if the impact area were to expand their direction. The council addressed possible changes in future regarding the expansion and the need for commercial expansion to broaden the city's tax base needed to sustain the city's needs.

8:53 p.m. Discussion on Mike Stears Property

Mike Stears applied for a zone change from Commercial Downtown (CD) to Mixed Use 2 (MU2) for his property after the city council decided against his application for a Special Use Permit within CD. The city council felt it would be better to change the zoning instead.

Clay Rasmussen motioned to have a public hearing regarding Mike Stears Zone Change Application on March 2nd. *(This hearing will have to be held on the 16th as the date of March 2nd did not allow for the 15 day notice that is required.)*

Motion 2nd: Dave Thompson
Discussion on the motion: none
Voting was unanimous in the affirmative

9:10 p.m. Discussion on Land Use Map Revisions

No report

9:10 p.m.

Motion to adjourn meeting: Dave Thompson
Motion 2nd: Clay Rasmussen

Voting was unanimous in the affirmative
Meeting adjourned - Our next P&Z meeting will be held on March 2, 2017 @ 7:00 p.m.