

SUGAR CITY PLANNING AND ZONING MEETING MINUTES

REGULAR MEETING - THURSDAY, MARCH 17, 2016

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

**Others in attendance:** Shelley Jones, Jim Smith, Terry Mortenson, Paul Jeppson, Becky Grant, Bill Forsberg, Dale Pickering

**7:04 p.m.**

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

**7:08 p.m.**

Report of City Council Meeting by Bruce King.

**7:16 p.m. Minutes:**

The minutes of March 3, 2016 P&Z meeting were reviewed.  
Motion to approve the minutes by: Tyson Harris  
Motion 2<sup>nd</sup>: Clay Rasmussen  
Discussion on the motion: None  
Voting was unanimous in the affirmative.

**7:18 p.m.**

**Commission Business:** River Bend Ranch Discussion of Items Presented at Last P&Z by Jim Smith.

Dale Pickering of the Madison County Fire Dept. has questions concerning the site plan after Bill Forsberg, the city attorney, addresses his concerns.

Bill Forsberg gave the P&Z committee advice on going through the Preliminary Plat & Design Review Application for River Bend Ranch.

The Application has to have certain criteria to be considered complete. The committee went over some of the criteria and will continue with the remainder of the criteria at our next P&Z meeting. After the criterion has been met, the application will be acceptable and then they will move on to the design review. After the design review is approved then it will be ready for a board review.

**8:05 p.m.** Dale Pickering commented on his concerns about the development meeting Federal Fire Code. For Phase 1 to be in code, there needs to be a second entrance completed (the road for Phase 2 would have to be completed). However, it appears to complete the other phases with the current design the project as a whole could be out of code because of the distance between the 2 entrances and there may need to be some design changes to bring the development up to code.

**8:35 p.m.** Jim Smith was informed of the Fire Dept.'s concerns. Dave Thompson summarized what the concerns were. Jim answered a question about the drain water in the development. With possible changes needed, it was decided to forego any further discussion with Jim until the committee has completed going through the criteria for the application and Jim has the chance to discuss fire code issues with the development engineers.

**9:45 p.m.** Discussion on Increasing Sugar City's Impact Area: decision to continue at a later date due to time.

**9:50 p.m.**

Motion to adjourn meeting: Tyson Harris

Motion 2<sup>nd</sup>: Eileen Kershaw

Voting was unanimous in the affirmative.

Meeting adjourned

Our next P&Z meeting will be held on April 7, 2016