

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, MARCH 02, 2017

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

Others in attendance: Shelley Jones, Brigham Dalling, Matthew Rydalch, Jefferson Dye, Mason Weber, Kody Dalling, Wyatt Dalling, Travis Dye, Benjamin Lee, Ryken Clay, Ammon Mattson, Arthur Lee, Ninette Galbraith, Carol Lynn Harris

7:00 p.m.

The meeting was called to order by Brent Barrus.

Pledge of Allegiance

Brent encouraged the scouts that were attending to consider serving the public in their futures.

7:02 p.m. Minutes:

The minutes of February 16, 2017 were reviewed.

Motion to approve the minutes: Clay Rasmussen

Motion 2nd: Tyson Harris

Discussion on the motion: none

Voting was unanimous in the affirmative

7:05 p.m. Matt Garner City Council Meeting Report

Matt Garner was unable to attend. Brent Barrus did report that in city council there was mention of interest in the Tuscano property. There was also mention that Jeff Parkinson is going to go ahead and treat his gravel parking lot with a substance which will help keep it in good shape and will help keep the dust down.

7:15 p.m. Discussion on Carol Lynn Harris Business Permit

Carol discussed her thoughts on using her rental home as an "Air B n B" during summer months. She shared the experiences of 2 other families in the area and how it is working for them. It was very informative. She also told us of the application process for families to rent under these circumstances. There is an application; an interview with the family, there can also be background checks. She shared that you can put as many stipulations in your contract as to what is allowed and what isn't. It was also brought up that they would of course have to obey the city ordinances concerning parking, noise or other possible nuisances. Her plans are to rent it out from around mid-June to end of August. Commission mentioned it would be good to post the city ordinances in the home so the renter would be aware of what is allowed and what isn't. The commission felt that since there currently is nothing in our ordinances prohibiting her renting her home for shorter periods of time that they would approve her going forward with her "Air B n B". The commission would like this subject on our next agenda for further discussion and as they continue their work on the Land Use Schedule and map to consider adding line items covering "Air B n B", tiny homes, patio homes along with definitions describing them.

Val Bush made a motion that the scenario is deemed a rental, not a business and to inform Carol Lynn that there appears to be no violation to rent her property regardless of length of stay and doesn't necessarily need a business license. (However, there was discussion about the concerns of not having a business license and Carol has opted to still file a business license with the city.)

Motion 2nd: Clay Rasmussen

Discussion on the motion: none

Voting was unanimous in the affirmative

8:15 p.m. Commission Business: Discussion on Impact Area

The commission discussed setting up a meeting with the county to request expanding the impact area. Some of the P&Z members are still waiting on some feedback from some of the citizens in the proposed area of expansion. Dave Thompson will be studying the Impact Study done before attending the meeting.

8:55 p.m. Discussion on Mike Stears Property

There will be a public hearing on March 16, 2017 at 7:00 p.m. for Mike Stears application for a zone change to part of his property. The request is to change the zone from Commercial Downtown to Multiple Use 2.

9:05 p.m. Discussion on Land Use Map Revisions

At our next P&Z meeting, the commission would like to discuss including "Air B n B", tiny homes, patio homes, cottages, etc. in the Land Use Schedule, with zoning, definitions, frontages, etc.

They would also like to set a work meeting with city council to go over proposed changes to the Land Use Schedule and Land Use Map.

9:20 p.m.

Motion to adjourn meeting: Dave Thompson

Motion 2nd: Val Bush

Voting was unanimous in the affirmative

Meeting adjourned - Our next P&Z meeting will be held on March 16, 2017 @ 7:00 p.m.