

SUGAR CITY PLANNING AND ZONING MEETING MINUTES  
PUBLIC HEARING - THURSDAY, MARCH 3, 2016

**Commissioners in attendance:** Brent Barrus, Eileen Kershaw, Tyson Harris, Jeanne Wright

**Others in attendance:** Shelley Jones, Jim Smith, Jason Merrill, Kevin L. Thompson, John Thompson, Bruce King

**7:05 p.m.**

The meeting was called to order by Brent Barrus.

Public Hearing on the Annexation and Zone Change of the Dalling Property.

Jason Merrill, representing Agri-Service, gave public input saying he was neutral leaning to pro for the annexation and zone change.

Two letters were written for the meeting. One was from Dewey and Vicky Furness who opposed, and one from Gene Jeppson who was for the annexation and zone change.

There were no more comments or questions about the annexation and zone change.

**7:10 p.m.**

The hearing was closed by Brent Barrus.

REGULAR MEETING - THURSDAY, MARCH 3, 2016

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

**Others in attendance:** Shelley Jones, Jim Smith, Kevin L. Thompson, John Thompson, Bruce King

**7:13 p.m.**

**Dallas Annexation & Zone Change Decision:**

Motion to recommend approval to the city council: Tyson Harris

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

Voting was unanimous in the affirmative.

**7:15 p.m.**

Welcome of Jeanne Wright to the P&Z Commission

**Minutes:**

The minutes of February 18, 2016 P&Z meeting were reviewed.

Motion to approve the minutes by: Eileen Kershaw

Motion 2<sup>nd</sup>: Clay Rasmussen

Discussion on the motion: None

Voting was unanimous in the affirmative.

**7:16 p.m.**

Report of City Council Meeting by Bruce King.

**7:30 p.m.**

**Commission Business:** River Bend Ranch Preliminary Plat and Design review application presented by Jim Smith.

John & Kevin Thompson are doing the survey work for the Plat.

Review of binder #1 to make sure we are in code; #2 contains the executive summary. (It was suggested that ALL developers have these.)

City Code variances in River Bend Ranch:

- A) street widths are 4ft. narrower
- B) curvilinear streets
- C) lot lines are not parallel to roads
- D) setbacks are not to code for patio homes (they are tighter together)
- E) slant of roads may be out of code

Jim Smith gave very detailed explanations for their code variance requests. It was mentioned that a PUD (Planned Unit Development) is negotiated as a whole, not item by item. It was also mentioned that the Plat plan has more common area and 32% more open space than our city code requires.

Landscaping: RBR is going beyond normal expectations for landscaping. There will be more mature and extensive landscaping.

Topics of utility service plan, water and sewer, drainage and snow removal were also discussed.

No decisions were made on approval yet. There will be further discussion at our next P&Z meeting.

**9:20 p.m.**

**Commission Business:** Discussion on increasing Sugar City's impact area. It was suggested to contact people to ask their opinions on being included in the desired impact area. Dave mentioned that we can only have so much impact area in comparison to the size of our city so we need to plan our expansion carefully.

**9:30 p.m.**

**Commission Business:** Land Use Schedule Title 9 Revisions-Decision to forego discussion tonight and continue at future P&Z Meeting.

**9:35 p.m.**

**Commission Business:** Discussion on possible appointment of another committee member. It was decided that another committee member is not needed at this time.

**9:40 p.m.**

Motion to adjourn meeting: Tyson Harris

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

Voting was unanimous in the affirmative.

Meeting adjourned

Our next P&Z meeting will be held on March 17, 2016.